City of Cle Elum
119 West First Street
Cle Elum, WA 98922

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October 22, 2024

Wildwood Ranch LLC
Attn: Jeff Stubbs
P.O. Box 895
Roslyn, WA 98941-0895

Sent via electronic mail to:
jeff@tamarackspringsrings.com

RE: Wildwood Ranch LLC – Notice of Complete Applications: SUB-2023-003, DA-2024-001, SEPA-2024-004

Dear Jeff Stubbs,

The City received the following applications submitted by Wildwood Ranch LLC:

- Preliminary Plat Plans for Phases 1-6 (88-lot subdivision)
- Development Agreement
- State Environmental Policy Act (SEPA) Checklist and Critical Areas Analysis

The City's Development Review Team has conducted the required Completeness Review of these applications in accordance with the provisions of the Cle Elum Municipal Code. The initial application submittal was October 11, 2023. On October 26, 2023, the City issued a Notice of Incomplete Application. Updated information was submitted to the City on June 13, 2024 and August 27, 2024. After review of the updated materials, the City has determined that the applications are complete for processing on October 22, 2024, and will be processed in accordance with CEMC 14.30.

In accordance with CEMC 14.30 and 17.140, the next steps for processing include issuing a Notice of Application, fourteen days following the Notice of Complete, followed by the scheduling of an open record public hearing. Further updates and timelines will be provided.

To provide accurate information regarding the applications, the City's Development Review Team is requesting the following additional clarifying corrections that should be made prior to the City issuing the Notice of Application:

- All applications should be updated to be consistent with the revised submittals. All submittals should be reviewed for consistency. For example, the SEPA checklist states 93 lots, while the Preliminary Plat and Development Agreement state 88 lots.
- Please submit the draft Development Agreement with a "DRAFT" watermark or other marker to indicate that further review and revisions are pending.

Please note that while the applications have been deemed complete in form, this notice shall not be considered a notice of approval, nor does it confirm that all applicable code requirements have been met. All prior review comments remain applicable and are not waived or otherwise affected by issuance of this notice. Finally, if there are any questions regarding the application materials, or if modifications, revisions, or additional information requests are identified by staff that must be completed to enable permitting, planning staff will contact you directly. Planning staff may request additional information in the future.

If you have any questions or require clarification regarding the requested information, please do not hesitate to contact Colleda Monick, colleda.monick@cleelum.gov, or 509-966-7000.

Thank you for your cooperation in this matter.

Sincerely,



Colleda Monick
Planning Consultant
City of Cle Elum