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

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NOTICE OF APPLICATION

DATE:	November 21, 2024
TO:	Agencies with Jurisdiction, Applicant, and Adjoining Property Owners
FROM:	City of Cle Elum, Planning Department
APPLICANT:	Wildwood Ranch LLC
FILE NUMBER:	SUB-2023-003, DA-2024-001, SEPA-2024-004
LOCATION:	1317 E Third Street (and abutting parcel to the east), Cle Elum, WA
TAX PARCEL NUMBER:	623134 and 063034
DATE OF APPLICATION:	October 11, 2023
DATE OF COMPLETENESS:	October 22, 2024

This notice is provided in accordance with CEMC 14.30.240(B) and combines the required 15-day advance notice of a required comment period with the public comment period, allowing for a total of 30 days for public comments.

PROJECT DESCRIPTION: Proposal for a mixed residential development on approximately 11.97 acres, to create 93 lots with a mix of single-family and common wall units developed over six phases. The applicant is also seeking approval of a Development Agreement that will establish the standards that are applicable to the development and other conditions that control the development, use, and mitigation of the property.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit. Additional permits and approvals that may be required will be identified during the review of the applications.
Required Studies: The applicant has submitted a SEPA Checklist, Critical Areas Report (December 2023) and a Traffic Impact Analysis (June 2023). Additional studies that may be required will be identified during the review of the applications.

Development Regulations for Project Mitigation and Consistency Include: The State Environmental Policy Act, the Cle Elum Urban Area Zoning Ordinance, and the Cle Elum Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 30-day comment period for this review. All written comments received by 4:30 p.m. on **December 20, 2024** will be considered prior to issuing a SEPA threshold determination. This proposal requires a Public Hearing which will be scheduled at a later date. Please reference file numbers (SUB-2023-003, DA-2024-001,

SEPA-2024-004) and applicant's project name (Wildwood Ranch) in any correspondence you submit. You can mail or submit your comments to:

City of Cle Elum, Attention: Planning Department/Wildwood
119 West First Street, Cle Elum, WA 98922

NOTICE OF DECISION A copy of the SEPA threshold determination and Notice of Public Hearing will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Cle Elum, 119 W First Street, Cle Elum, WA 98922 and can be found online at https://cleelum.gov/city-services/planning/wildwood-ranch-development/. If you have any questions on this proposal, please contact Colleda Monick, Planning Consultant at (509) 674-2262, or email to: planning@cleelum.gov