City of Cle Elum

119 West First Street

Cle Elum, WA 98922

Phone: (509) 674-2262

Fax: (509) 674-4097

www.cleelum.gov

NOTICE OF PUBLIC HEARING AND SEPA ADDENDUM

DATE:	October 22, 2026
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

PROJECT DESCRIPTION: Proposal for a mixed residential development on approximately 11.97 acres, to create 92 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.

NOTICE OF PUBLIC HEARING: Notice is hereby given that the City of Cle Elum Hearing Examiner will hold an open record public hearing on November 12, 2026, at 6:00 p.m. in the City Council Chambers, 119 West First Street, Cle Elum, WA 98922, to consider the Wildwood Ranch preliminary plat, proposed Development Agreement, and associated SEPA appeal.

The hearing will include consideration of the appeal of the City's SEPA Mitigated Determination of Nonsignificance (MDNS). A SEPA addendum has also been prepared to provide supplemental environmental information and is being distributed with this notice.

Interested persons may attend and provide testimony regarding the proposed development. Written comments may be submitted before or at the hearing.

Please reference file numbers SUB-2023-003, DA-2024-001, SEPA-2024-004 and project's name (Wildwood) in any correspondence you submit. You can mail or email your comments to:

City of Cle Elum, Attention: Planning Department/Wildwood
119 West First Street, Cle Elum, WA 98922 or planning@cleelum.gov

NOTICE OF RECOMMENDATION: The staff recommendation will be available on the city's website by October 28, 2026: https://cleelum.gov/city-services/planning/wildwood-ranch-development/ Following

the public hearing, the Hearing Examiner will issue his recommendation. Upon receipt of the recommendation, a Closed Record Pubic Hearing before City Council will be scheduled.

If you have questions regarding this proposal, please email planning@cleelum.gov or call 509-674-2262.

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STATE ENVIRONMENTAL POLICY ACT
ADDENDUM TO MITIGATED DETERMINATION OF NONSIGNIFICANCE

October 22, 2026

Lead Agency: City of Cle Elum
Project: Wildwood Ranch Preliminary Plat & Development Agreement
File Nos.: SUB-2023-003, DA-2024-001, SEP#2024-004
Applicant: Wildwood Ranch, LLC

Description of Current Proposal: The City of Cle Elum issued a Mitigated Determination of Nonsignificance (MDNS) on August 14, 2025, for the Wildwood Ranch Preliminary Plat and Development Agreement. The proposal consisted of a residential subdivision on approximately 11.97 acres creating 93 residential lots to be developed in six phases pursuant to a Development Agreement.

The applicant has submitted revisions to the Preliminary Plat and Development Agreement. The revised proposal reduces the subdivision by one residential lot (93 lots to 92 lots) and makes minor modifications to design, reduces the term of the Development Agreement from fifteen (15) years to ten (10) years, and revises certain provisions of the Development Agreement related to project phasing, vesting, permit processing, applicable codes, and implementation of approved mitigation measures. The revisions also clarify that development shall comply with the approved Critical Area Report, applicable critical area regulations, and mitigation measures identified through the City's SEPA review.

Notice of Availability of SEPA Addendum: This document serves as notice of the availability of this SEPA Addendum pursuant to Chapter 197-11 WAC. In accordance with WAC 197-11-600(4)(c), this Addendum provides additional information regarding the revised proposal. The Addendum does not change the environmental analysis contained in the August 14, 2025, Mitigated Determination of Nonsignificance.

There is no further comment period. The City has independently reviewed the revised proposal and determined that the existing MDNS, together with this Addendum, adequately addresses the environmental impacts associated with the project. The revised proposal does not have probable significant adverse impacts on the environment, and there is no change to the previous analysis in the MDNS.

MDNS Addendum: Based on the City's review, the proposal will not result in new or different significant environmental impacts or mitigation requirements, beyond those identified in the prior environmental document.

Notices of adoption of existing documents and availability of the prior environmental documents, and links to the adopted documents, have been emailed to agencies, tribes and interested citizens, consistent with the requirements of SEPA and the City Code. All adopted environmental documents, and substantial background information are available by request to the City of Cle Elum.

City of Cle Elum Designated SEPA Responsible Official:
Robert Omans, c/o planning@cleelum.gov

Signature  Date: October 22, 2026