City of Cle Elum

Critical Areas

Application Packet

City of Cle Elum, Planning Division
119 West First Street, Cle Elum, WA 98922
Phone#: (509) 674-2262 Email: planning@cleelum.gov

LAND USE APPLICATION

CITY OF CLE ELUM, PLANNING DEVELOPMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922

PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. ***Consulting fees may apply.***
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Skylar Bisom-Rapp, AICP - MAPD (Manastash Architecture Planning & Development)					
	Mailing Address:	421 N Pearl St, Ste 100					
	City:	Ellensburg	St: WA	Zip: 98926	Phone: (509) 304-2335		
	E-Mail:	skylar@mapd.co					
2. Applicant's Interest in Property:	Check One:	☐ Owner	☒ Agent	☐ Purchaser	☐ Other _____		
3. Property Owner's Information (If other than Applicant):	Name:	Floral Avenue LLC, c/o Habitat for Humanity Seattle-King & Kittitas Counties (Attn: John Gillilan)					
	Mailing Address:	500 Naches Ave SW, Ste 200					
	City:	Renton	St: WA	Zip: 98057	Phone: (206) 225-8909		
	E-Mail:	john.gillilan@habitatskc.org					

4. Subject Property's Assessor's Parcel Number(s): 563134, 573134, 583134

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
Lots 6-20, Block 23, Hazelwood Addition to the Town of Cle Elum (Book 1 of Plats, Page 45), Kittitas County, WA; with vacated alleys per Ord. No. 1472 (Rec. No. 201709190020); EXCEPT the portion conveyed to the City of Cle Elum for public right-of-way (Rec. No. 202608050017).

6. Property Address: 903 E Second Street, Cle Elum, WA 98922

7. Property's Existing Zoning: Single Family Residential (R - Residential District, CEMC 17.16)

8. Type Of Application: (Check All That Apply)

☒ Critical Areas Review ☐ Environmental Checklist (SEPA Review)

☐ Shorelines ☐ Other With SUB + SEPA applications

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Patrick Sullivan
Property Owner's Signature

Oct 1, 2026
Date

Applicant's Signature

9/30/2026
Date

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

Critical Areas Identification Form

CITY OF CLE ELUM, PLANNING DEPARTMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922

PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

This form is intended to provide a sufficient level of information that, when combined with a site inspection, the Administrative Official can make an informed determination as to whether or not critical areas are present on the site, and whether or not the proposed activity will impact those critical areas. A "yes" response to any single question on the identification form does not necessarily indicate that further critical area review is required. **The Administrative Official will evaluate all the information provided on the form, in conjunction with the information provided with the initial permit application, to determine if further investigation is needed and whether completion of a critical area report is warranted**. In some instances, a preliminary report prepared by an environmental professional may be appropriate. If a buffer reduction is necessary for your project, a separate review will be required and a separate fee will be charged.
Some of the questions listed here require locating the project area on reference maps. The City of Cle Elum has various maps on file, i.e. the FEMA Floodplain Map. Maps from other federal, state, and local agencies may also be used as indicators.

PART II - APPLICATION INFORMATION

A. Project Information

1. Name of project.

Floral Development - 12-lot preliminary subdivision (Habitat for Humanity Seattle-King & Kittitas Counties, East Second Street)

2. Name and address of applicant.

Applicant/agent: Skylar Bisom-Rapp, AICP, MAPD, 421 N Pearl St, Ste 100, Ellensburg, WA 98926. Owner: Floral Avenue LLC, c/o Habitat for Humanity Seattle-King & Kittitas Counties, 500 Naches Ave SW, Ste 200, Renton, WA 98057.

3. Name and address of individual completing the identification form and their environmental/technical expertise/special qualifications.

Skylar Bisom-Rapp, AICP, MAPD (address above); land use planner and preparer of the project SEPA checklist. Wetland and stream findings are from Geoffrey Gray, MA, PWS (Professional Wetland Scientist), GG Environmental, LLC, 151 Poulin Rd, Selah, WA 98942. Geologic hazard findings are from The Riley Group, Inc. geotechnical engineering report (Dec. 14, 2023).

4. Date the identification form was prepared.

September 30, 2026

5. Location of the proposed activity (street address and legal description).

903 E Second Street, Cle Elum, WA 98922 (northwest corner of E Second St and N Floral Ave); NW 1/4 of the SW 1/4, Section 25, Township 20 North, Range 15 East, W.M.; parcels 563134, 573134, 583134. Lots 6-20, Block 23, Hazelwood Addition to the Town of Cle Elum (Book 1 of Plats, Page 45), with vacated alleys per Ord. No. 1472, except the City right-of-way conveyed under Rec. No. 202608050017. See Part I, Item 5.

6. Give a brief, complete description of the proposed activity, including extent of proposed activities, and impervious surface areas.

Preliminary subdivision of three parcels totaling approx. 2.33 acres (101,337 sf) into 12 single-family residential lots (approx. 5,636 to 7,914 sf) and Tract 998, a 12,916 sf stormwater drainage and open-space tract along the east edge. The lots will be developed with 16 affordable for-sale homes (eight detached homes and four duplexes). Improvements include two new 20-ft public alleys in dedicated right-of-way, a 6-ft sidewalk on E Third St, a 10-ft multi-use pathway on E Second St, water and sewer mains in the alleys, per-lot drywells, and an infiltration pond in Tract 998. Approx. 50 percent of the site will be impervious at build-out (alleys, buildings, on-lot paving). No work is proposed below the ordinary high water mark of either stream or within the delineated wetland; buffer impacts are offset by compensatory native plantings under a mitigation plan to be prepared by GG Environmental, LLC.

7. Describe the limits of the project area in relation to the site (*for example, "the project area will extend to within 50 feet of the north property line"*), including the limits of proposed clearing and construction activity.

Construction will disturb essentially the full 2.33-acre site: building pads, alley and pathway subgrades, utility trenching, and the infiltration pond in Tract 998, plus frontage work in the E Second St, E Third St, and N Floral Ave rights-of-way. Clearing and grading will extend into the stream and wetland buffers along the south (Town Ditch) and east (Balmers Canyon Creek) boundaries, with limited excavation adjacent to both, but no work below the ordinary high water mark or within Wetland Unit 1. The wetland and streams are retained within Tract 998 and the adjoining rights-of-way. Clearing limits are shown on the preliminary plat and critical areas plans.

B. General Questions That May Be Applicable To All Areas

1. What is the U.S. Department of Agriculture soil classification of the soil found on site?

NRCS Web Soil Survey: Patnish-Mippon-Myzel complex, 0 to 3 percent slopes (Map Unit 208). Moderately well drained; not listed as hydric; not prime farmland.

2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

Riley Group test pits (2023): 8-10 in of topsoil and up to 4 ft of loose to medium dense fill and silty sand, over medium dense gravel with sand, trace silt, and abundant cobbles (Yakima River alluvium). No peat or muck.

3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?

Upland: periodically mowed annual grasses with sparse native shrubs and several trees. Balmers Canyon Creek is upland and dominated by annual grasses and weeds. Wetland Unit 1 at the Town Ditch supports watercress, cattail, and coyote willow.

4. Describe any vegetation proposed to be planted as part of the project.

Native buffer enhancement plantings within Tract 998 and along the southern boundary, per a mitigation plan to be prepared by GG Environmental, LLC in consultation with WDFW. Residential landscaping will prioritize native and drought-tolerant species. At least one existing fir will be retained; a tree preservation and clearing plan will be prepared before final plat.

5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.

Vacant, fallow urban block of mowed grasses with scattered shrubs and trees; flat with a slight south/southeast aspect. A house and shed on the southwest portion were demolished between 2018 and 2021, and the site has not been farmed or used for forestry. The Town Ditch (with Wetland Unit 1) runs along the south boundary and Balmers Canyon Creek along the east boundary. Adjoining uses: single-family residences to the north and west, Dru Bru brewery to the east across N Floral Ave, and commercial buildings to the south across E Second St.

6. Will the project include installation of an on-site septic system?

No. All lots will connect to City of Cle Elum sanitary sewer through a new 8-inch main in the alleys with a 6-inch side sewer to each lot.

7. What is the proposed timing and schedule for all multi-phased projects?

No formal phasing of the plat is proposed. Following preliminary plat approval, the alleys, frontage improvements, and utilities are anticipated to be built at once beginning in 2027. Vertical construction of the 16 homes will then proceed lot by lot as project funding allows.

8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.

No. Nothing is planned beyond the 12 lots (16 homes), Tract 998, and the associated alley rights-of-way and frontage improvements.

9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?

None. First American Subdivision Guarantee No. 4422773 (dated Sept. 16, 2026) lists no critical area or protection easements; a copy is attached.

10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?

SEPA: yes; an environmental checklist has been submitted with the preliminary subdivision application. Shoreline Management Act: no; the site contains no shorelines of the state.

11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?

No. Per FEMA FIRM panel 53037C0683D, no part of the site is in the 100-year floodplain or floodway. The mapped 500-year floodplain crosses the southwest edge of the site; the City does not regulate the 500-year floodplain.

12. Describe any surface water and watercourses, including intermittent streams, drainage channels, ditches, and springs, located on site or within one-half mile of the site. If appropriate, provide the names of the water bodies to which the streams flow.

On site: the Town Ditch (south boundary) and Balmers Canyon Creek (east boundary), intermittent Type F (fish-bearing) streams per WDFW; the Town Ditch bottom supports Wetland Unit 1 (Category III riverine). Balmers Canyon Creek is dry much of the year and is culverted under E Third St and joins the Town Ditch at the southeast corner; the combined flow is culverted beneath E Second St toward the Yakima River, approx. 2,780 ft (0.53 mi) south at its closest point. Within 1/2 mile: NWI-mapped forested/shrub wetlands and ponds south of the BNSF railroad (nearest approx. 1,160 ft S) and approx. 2,270 ft NE. No springs are known on site.

13. Indicate the topography of the site (shallow areas often retain water and may be wetlands, although wetlands may also occur on slopes).

Flat, with a slight south/southeast aspect, less than 5 ft of relief, and a steepest slope under 1 percent. The only low areas are the excavated stream channels along the south and east boundaries. Mapped soils are not hydric and do not pond.

14. How will stormwater from the project be managed?

On site, per the Ecology Stormwater Management Manual for Eastern Washington: roof runoff to per-lot drywells; alley runoff collected by catch basins and a 12-inch storm main in Alley A and conveyed to an infiltration pond in Tract 998. No discharge to the Town Ditch, Balmers Canyon Creek, or other surface waters. The HOA will maintain the facilities.

15. Is development proposed to be clustered to reduce disturbance of critical areas?

Yes. Open space is concentrated along Balmers Canyon Creek in Tract 998, and all lots take access from the new interior alleys, so no driveways, roads, or utilities cross either stream.

16. Will this project require other government approvals for environmental impacts?

☐ Hydraulic Project Approval (HPA) (Washington Department of Fish and Wildlife) - none; no in-water work
☐ Water quality certification [(Washington State Department of Ecology (Ecology)). - none; no fill
☒ National Pollutant Discharge Elimination System (Ecology). - Construction Stormwater General Permit
☐ Municipal or health district wastewater/septic approval (Ecology).
☐ Water Use Permit; Certificate of Water Right (Ecology).
☐ U.S. Army Corps Section 404 or Section 10 Permits. - none; no fill in the channels or wetland
☐ Forest Practices Permit (Washington State Department of Natural Resources (DNR)).
☐ Aquatic Lands Lease and/or Authorization (DNR).
☐ Shoreline development, conditional use, or variance permit (local jurisdiction).
☒ Other Cultural resources review under Gov. Exec. Order 21-02 (Dept. of Commerce, Housing Trust Fund)

C. Available Information

1. Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site? List any environmental information known to have been prepared, or expected to be prepared, relating to this proposal or project area.

None known for adjacent sites. For this site: Wetland and Stream Critical Areas Evaluation, GG Environmental, LLC (Nov. 2023; updated Oct. 2, 2025 and Aug. 12, 2026); Geotechnical Engineering Report, Riley Group (Dec. 14, 2023); Phase I ESA, Riley Group (Aug. 29, 2025); ALTA and topographic survey; Atwell preliminary civil plans (July 17, 2026); SEPA checklist; First American Subdivision Guarantee (Sept. 16, 2026). A critical areas mitigation plan and a SWPPP/TESC plan will be prepared.

D. Wetlands

1. Is there any evidence of ponding on or in the vicinity of the site?

No ponding outside the stream channels. Shallow flow was observed in the Town Ditch during fieldwork, and Wetland Unit 1 is a riverine unit confined to the ditch bottom. Mapped soils occasionally flood but do not pond. Balmers Canyon Creek is dry in summer.

2. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?

No discharge of waste materials. Construction will use typical products (fuel, lubricants, paints, adhesives, concrete), managed under BMPs with fueling and washout areas set back from the critical areas and spill kits kept on site. The completed homes are all-electric and will contain only typical household materials.

E. Critical Aquifer Recharge Areas

1. What is the permeability (rate of infiltration) of the soils on the site? (Note: *General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30*).

Infiltration is generally suitable in the gravel soils at 1.5 to 4 ft depth (Riley Group, 2023); the stormwater system is designed for on-site infiltration. Mapped soils are moderately well drained.

2. What is the annual average precipitation in the area? 24.69 in. (NOAA 1991-2020 normal, Cle Elum USC00451504)

3. Is there any evidence of groundwater contamination on or in the vicinity of the site?

No. The Phase I ESA (Riley Group, Aug. 29, 2025) found no recognized environmental conditions. It notes a possible former heating oil tank from the demolished house; a geophysical survey may be conducted and any tank found will be removed and sampled per applicable requirements.

4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality.

No wells are proposed; the site will be served by City water. Geotechnical test pits (Riley Group, 2023) encountered groundwater seepage at 6 to 7.5 ft; NRCS reports a water table of about 35 to 60 in. No groundwater quality data is known.

5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?

No. See D.2. Stormwater will be infiltrated on site per the Stormwater Management Manual for Eastern Washington; the completed project will generate no process wastewater or hazardous materials.

F. Frequently Flooded Areas

1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?

No. The site is flat with less than 5 ft of relief; only the excavated stream channels along the south and east edges sit below the surrounding grade.

G. Geological Hazard

1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.

Flat (less than 5 ft of relief across the site; slight south/southeast aspect).

2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.

Grading for building pads, alley and pathway subgrades, utility trenching, and the stormwater infiltration pond in Tract 998: approx. 1,195 cubic yards of cut and 270 cubic yards of fill. Fill, if required, will be clean structural fill from a permitted commercial source. No fill is proposed in the streams or wetland.

3. What is the steepest slope on the property? Less than 1 percent

4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable ("U" or class 3), unstable old slides ("UOS" or class 4), or unstable recent slides ("URS" or class 5)?

No. The Coastal Zone Atlas does not cover Kittitas County, and the geotechnical report identified no slope stability or landslide hazard on this flat site.

5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources?

Seismic hazard: yes. The Liquefaction Susceptibility Map of Kittitas County (Palmer et al., 2004) shows moderate to high susceptibility; given the medium dense gravels, Riley Group rates liquefaction potential low to moderate. The site also meets CEMC Mine Hazard Area criteria (Independent Coal & Coke Mine No. 1 workings more than 550 ft below grade; no adverse effect per Riley Group). No slumps, earthflows, mudflows, lahars, or landslides were identified.

6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?

No. No surface indications or history of landslides, erosion, or unstable soils were observed (Riley Group, 2023).

7. Is erosion likely to occur as a result of clearing, construction, or use?

Limited potential during construction, mainly sediment transport toward the streams; controlled by TESC BMPs (silt fence or wattles, construction entrance, covered stockpiles) under Ecology's Construction Stormwater General Permit (over 1 acre disturbed; drains to Town Ditch).

8. Are soils proposed to be compacted?

Yes. Structural fill and subgrades beneath foundations, alleys, and pathways will be compacted to 95 percent of maximum dry density (ASTM D1557) per the geotechnical report.

9. Are roads, walkways, and parking areas designed to be parallel to natural contours?

The site is flat (under 1 percent), so contour alignment is not a factor. Alleys and pathways follow the existing street grid and drain to the on-site infiltration system.

H. Habitat

1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.

Songbirds, crows, magpies, ravens, squirrels, voles, rabbits, raccoon, coyote, and occasional mule deer are expected. WDFW confirms fish, including Middle Columbia River DPS steelhead (federally Threatened), can access the Town Ditch and Balmers Canyon Creek under suitable conditions, and has documented fish upstream and downstream of the site.

2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?

No commercial or recreational fishing occurs on or adjacent to the site, and no shellfish. The Yakima River downstream supports recreational fishing.

3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?

Not known to be designated. No on-site sewage system is proposed; the project connects to City sewer.

4. Are any natural area preserves or natural resource areas located within 500 feet of the site?

None known. The site is within the developed downtown core, surrounded by residential and commercial uses.

5. Is the site part of a migration route?

The site is not part of a known migration route. See H.1 regarding seasonal fish access in the adjacent streams; no in-water work or stream crossings are proposed.

6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.

Per WDFW PHS on the Web (9/28/2026): Yakima River fish habitat (steelhead, bull trout, spring Chinook) approx. 2,810 ft S, and NWI forested/shrub wetlands approx. 1,160 to 2,640 ft S, SE, and NE. WDFW considers the Town Ditch and Balmers Canyon Creek to support Middle Columbia River steelhead.

7. Are any of the following located on or adjacent to the site?

☐ Aspen stands	☐ Estuary and estuary like areas	☐ Juniper savannah
☐ Caves	☐ Marine/estuarine shorelines	☐ Prairies and steppe
☐ Cliffs	☐ Vegetative marine/estuarine areas	☒ Riparian areas
☐ Shrub-steppe	☐ Old-growth/mature forests	☒ Instream habitat areas
☐ Snags or logs	☐ Oregon white oak woodlands	☐ Rural natural open spaces
☐ Talus	☒ Freshwater wetlands and fresh deepwater	☐ Urban natural open spaces

8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?

No. See D.2 and E.5.

9. What levels of noise will be produced from the proposed activity or construction?

Short-term construction noise typical of residential site work, limited to hours permitted by the Cle Elum Municipal Code, with manufacturer mufflers on equipment. Long-term noise will be that of a single-family neighborhood.

10. Will light or glare result from the proposed activity or construction?

Interior lighting, minimal exterior lighting, required street lighting, and vehicle headlights in the evening. Exterior lighting will follow Dark Sky best practices.

III. REQUIRED ATTACHMENTS

1. Are there any existing environmental documents for the subject property? Yes; see Part II, C.1.

2. Provide a detailed site plan which includes all the required items on the Site Plan Checklist, along with the extent and nature of on-site and off-site Critical Areas and the relationship of the project to those Critical Areas. See preliminary plat set (Atwell) and GG Environmental, LLC critical areas figures.

260930_HES_Critical Areas Application

Final Audit Report 2026-10-01

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