

BEFORE THE HEARING EXAMINER

CITY OF CLE ELUM, WASHINGTON

APPEAL OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Wildwood Ranch Development

File Nos.: SUB-2023-003, DA-2024-001, SEPA-2024-004

Appellant:

Friends of Deer Meadow, LLC
On behalf of Cherie Tourangeau
720 Deer Meadow Drive
Cle Elum, WA 98922
Phone: (206) 920-0178
Email: FriendsOfDeerMeadowLLC@Gmail.com

I. INTRODUCTION

This appeal is filed pursuant to the Washington State Environmental Policy Act (SEPA), RCW 43.21C, and implementing regulations, WAC 197-11, challenging the City of Cle Elum's issuance of a Mitigated Determination of Nonsignificance (MDNS) with regard to the proposed Wildwood Ranch Development ("Project"). Under RCW 43.21C.031(1), a full Environmental Impact Statement (EIS) is required if a proposal is likely to result in a probable, significant, adverse environmental impact. The Wildwood Ranch proposal clearly meets this statutory threshold.

The City's MDNS as to the Project is legally and procedurally deficient. It fails to satisfy SEPA's requirement for a comprehensive, science-based analysis of all reasonably foreseeable direct, indirect, and cumulative impacts, including downstream effects (RCW 43.21C.030(2)(c); WAC 197-11-060(4)).

In addition, the MDNS contains clerical and legal errors, including citation to a non-existent statute (RCW 43.12C.030 instead of RCW 43.21C.030) and an, incorrect parcel identification. These errors, together with a, lack of full public disclosure during the required comment period, had a material, negative impact on the public's ability to review and timely comment on the MDNS.

II. STATEMENT OF STANDING

Friends of Deer Meadow, LLC is a Washington limited liability company with its principle place of business at 720 Deer Meadow Drive, Cle Elum, WA 98922. This property shares boundary lines with the proposed Wildwood Ranch Development on both the west and north sides. Members, including Ms. Tourangeau, of the LLC have direct, substantial, and protectable interests in the preservation of environmental integrity, public health and safety, property values, and community character. Ms. Tourangeau, the member of Friends of Deer Meadow, LLC, previously submitted comment on the Project. Standing is expressly conferred under CEMC 14.30.230(A).

See **Exhibit A** (Statement of Standing and Basis for Appeal) for further details.

Friends of Deer Meadow, LLC asks that this document be accepted and reviewed as a public comment on, as well as an appeal of, the MDNS.

The City of Cle Elum has adopted WAC 197-11 with regard to projects for which it is the lead agency. CEMC 14.40.030.





III. SUBSTANTIVE DEFICIENCIES

1. Stormwater, Drainage, and 25- 100-Year Flood Event.

The MDNS fails to analyze the Project with regard to stormwater impacts for 25- 100-year storm events. Only 2- and 10-year standards are addressed. MDNS at I (B)(2). This omission short-sighted and likely violates RCW 43.21C.030 and WAC 197-11-330-060(4)(c)(requiring agencies to consider short term and long term probable impacts "that are likely to exist over the lifetime of the proposal" or longer.

2. Water Treatment, Downstream Outflow, and Hydrological Connectivity.

The MDNS references a "man-made pond" (MDNS at I(B)(1)) but omits analysis of hydrological connectivity to the underground creek and Yakima River, ignoring cumulative downstream impacts in violation of RCW 43.21C.030(2)(c). *See also* WAC 197-11-060(4)(d) ("a proposal's effects include direct and indirect impacts caused by the proposal").

3. Water Quality and Federal Clean Water Act Compliance.

The MDNS fails to evaluate risks of pollutant discharges under the Clean Water Act (33 U.S.C. § 1251 et seq.). No NPDES compliance review or pollutant source control measures are included. It should be considered due to risks of pollutant discharges is a probable adverse impact.

4. Hydrological Study and Groundwater Impacts.

No hydrogeologic study addressing infiltration feasibility, aquifer recharge, or groundwater monitoring was conducted, despite reliance on on-site infiltration. *See* MDNS at I(B)(2). This omission violates RCW 43.21C.030. (requiring that the MDNS contain a detailed statement regarding environmental impacts). *See also* WAC 197-11-444(1)(c) (noting that surface water *and* groundwater "movement/quantity/quality" are elements of the environment). A

comprehensive hydrogeological study to evaluate aquifer recharge, well interference, infiltration feasibility, and contamination risks, the MDNS fails to satisfy SEPA's requirement for adequate review of groundwater resources.

5. Water Supply and Groundwater.

The MDNS fails to analyze interference with surrounding wells, cumulative groundwater drawdown, or potential impacts to the City's aquifer. The shallow aquifer is at risk of contamination from stormwater infiltration and wastewater discharges. Failure to consider these risks renders the MDNS incomplete.

6. Critical Areas and Wildlife.

The MDNS omits analysis of impacts to federally protected species, including ESA-listed salmonids *(see 16 U.S.C. § 1531 et seq.)* and migratory birds *(see 16 U.S.C. § 703)*. No surveys or mitigation measures are provided, as would be required in an EIS. WAC 197-11-440(6)(e).

7. Emergency Response and Safety.

The proposed Project lies in a high wildfire risk zone. The MDNS fails to evaluate wildfire evacuation routes, emergency access, or adequacy of police/fire response capacity. These matters pose probable significant public safety impacts. WAC 197-11-960

8. Traffic, Parking, and Multi-Modal Safety.

The MDNS omits adequate review of traffic at full buildout, parking demand, and neighborhood circulation. In addition, the analysis fails to address pedestrian, bicycle, and multi-modal safety impacts. Prior to determining the needs for an EIS, the City should consider a comprehensive traffic study including not only intersection capacity and vehicle counts at full buildout, but also traffic calming measures, pedestrian crossings, sidewalks, bicycle lanes, trail connectivity, and safe emergency access. Without this, the MDNS does not meet SEPA

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requirement for evaluating probable significant impacts on transportation and public safety. Chapter 43.21C RCW (the SEPA statute) and Chapter 197-11 WAC (the SEPA rules).

9. Additional Deficiencies.

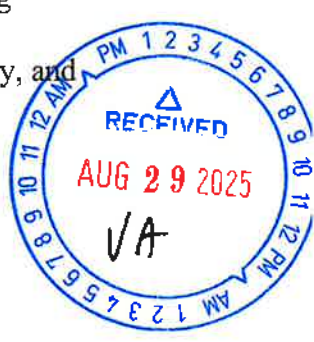
The MDNS omits adequate review of noise, light, aesthetics, energy efficiency, waste management, fire flow, and zoning compliance, all of which bear on the issue at hand – i.e., whether the Project has a probable significant adverse environmental impact.

10. Lot Coverage and Alley Omission.

Exceeding Lot Coverage (17.20.080) and Omission of Alley (16.12A.060(C)(3) The City erred in issuing an MDNS without addressing lot coverage limits set forth in the Cle Elum Municipal Code, which the Project exceeds, and omitting the alley required under Original CEMC 16.12A.060(C)(3). Under WAC 197-11-330 and WAC 197-11-070, a variance to exceed lot coverage may not be lawfully approved without first conducting a SEPA threshold determination, as such a proposal is not categorically exempt under WAC 197-11-800. By issuing an MDNS without analyzing or mitigating the environmental impacts of excessive impervious surface, stormwater runoff, circulation deficiencies, and public safety risks associated with the omission of alley access, the City committed procedural error under SEPA and created substantive deficiencies under RCW 43.21C.060 and WAC 197-11-660. This failure impairs the public's substantial rights and renders the MDNS legally inadequate.

11. Premature MDNS Filing on 17 Revisions.

The City issued the MDNS reflecting 17 revisions necessary for approval of the Project before properly evaluating their environmental impacts, effectively treating them as acceptable without the required SEPA analysis. This premature filing raises significant concerns regarding stormwater management, impervious surface coverage, traffic circulation, public safety, and



cumulative community impacts, resulting in both procedural error under WAC 197-11-330 and WAC 197-11-070 and substantive deficiencies under RCW 43.21C.060.

12. SEPA Checklist Deficiencies Submitted by the Applicant.

In addition to flaws in the City's MDNS, the underlying SEPA Environmental Checklist submitted by the applicant is procedurally incomplete and substantively inadequate, further invalidating the MDNS:

a) Lead Agency Determination.

The checklist fails to identify the responsible official.

b) Checklist Completeness.

The checklist does not disclose all interdependent project elements (e.g., off-site utilities, stormwater systems) contrary to WAC 197-11-060(3)(b).

c) Earth and Water Impacts.

The checklist omits cumulative hydrological analysis, aquifer recharge, and floodplain implications preventing the necessary analysis under WAC 197-11-330(3)(c).

d) Critical Areas.

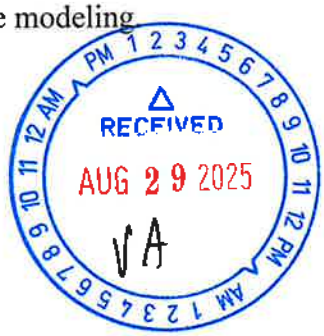
The checklist fails to identify or address wetlands, aquifer recharge zones, or habitat areas. See WAC 197-11-908.

e) Air Quality and Greenhouse Gases.

The checklist limits analysis to dust control, omitting long-term vehicle emissions and GHGs, contrary to WAC 197-11-444(1)(b) and RCW 43.21C.030.

f) Cultural & Historic Resources.

The checklist states "no known resources" without tribal consultation or predictive modeling.



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g) Public Notice & Circulation.

The record does not demonstrate distribution of the DNS/MDNS to Ecology, tribes, or agencies as required by WAC 197-11-340, -350, -510. ➤ Potential Violation: RCW 43.21C.060; WAC 197-11-510.

h) Mitigation Identification.

The checklist includes vague measures (e.g., "BMPs will be followed") without enforceable, specific conditions, contrary to WAC 197-11-660 and RCW 43.21C.060.

IV. PROCEDURAL DEFICIENCIES

1. The MDNS cites RCW 43.12C.030, a statute that does not exist, instead of the correct RCW 43.21C.030. In addition, one of the two parcel's listed, was identified with an incorrect parcel number. Notice must be timely, accurate, and provided to the public, agencies, tribes, and Ecology under WAC 197-11-510 through 197-11-680. While a single clerical error might be considered harmless, the cumulative effect of these issues raises a legitimate question as to whether the public's substantial rights were impaired under SEPA and the Cle Elum Municipal Code (RCW 43.21C; WAC 197-11). **(Exhibit B).**
2. It is unclear whether the required circulation to the Department of Ecology, affected tribes, and other relevant agencies has occurred, as mandated under WAC 197-11-510.
3. Improper Deferral of Critical Studies (WAC 197-11-055; stating threshold determination should be made when the environment effects can be meaningfully evaluated). SEPA requires that environmental impacts be evaluated at the earliest practicable stage, not postponed until later permitting. The City has improperly deferred essential

analyses—including stormwater, groundwater, wildlife, traffic safety, and cultural resources—to subsequent permitting phases. This deferral fails to meet SEPA's "hard look" mandate under RCW 43.21C.030(2)(c). The MDNS itself acknowledges missing studies, referencing a stormwater drainage plan and an additional traffic plan. By issuing an MDNS without first requiring these studies, the City has effectively assumed their outcomes will be favorable, predetermining its decision instead of using the studies to inform whether an EIS is required.

4. Under WAC 197-11-330 and WAC 197-11-070, the City may not lawfully approve a variance to exceed lot coverage limits without first determining the environmental impacts of such an action. Because projects exceeding lot coverage cannot qualify for categorical exemption under WAC 197-11-800, the City must require a full SEPA environmental checklist and threshold determination. Failure to do so impairs the public's substantial rights under RCW 43.21C and exposes the City's decision to administrative and judicial challenge. (See: Proposed Standards https://cleelum.gov/wp-content/uploads/2025/08/EXHIBI2.pdf Code Revision: 17.20.080 Proposed Lot Coverage up to 80%. Alarming variance of current City Code, up to 35%) **(Exhibit F).**

5. Incomplete Project File Disclosure During Public Comment (WAC 197-11-504).
The City failed to provide complete disclosure of the project file during the public comment period, in violation of WAC 197-11-504 and WAC 197-11-502(3). Despite repeated notice, including three separate emails, the City did not respond or correct the deficiency. Moreover, on August 15, 2025, at 1:16 p.m., the City uploaded thirteen application updates without providing notice to the public. This late and undisclosed



F-01

filing deprived the community of a meaningful opportunity to review the materials and submit informed comments, undermining the integrity of the SEPA process. **(Exhibit C).**

6. **Failure to Hold a Public Hearing as Represented.**

   In December 2024, Cherie Tourangeau was verbally told that a public hearing would be scheduled in **February or March 2025**. To date, no such hearing has been scheduled or noticed. This constitutes a failure to provide the public with a meaningful opportunity for oral testimony and due process, as contemplated by the **State Environmental Policy Act (SEPA), RCW 43.21C, and WAC 197-11. (Exhibit D).**

7. Issuance of MDNS with Preset Recommendations and Comment Subjects

   Despite failing to schedule or hold a public hearing, the City proceeded to issue a Mitigated Determination of Nonsignificance (MDNS) that listed specific comment subjects and included recommendations. This action indicates that the City moved forward with substantive determinations without first hearing from the community by way of a public hearing as performed in other Cle Elum Developments. **(See Exhibit H)** Such conduct undermines the integrity of the SEPA process, which requires that public comments be meaningfully considered before mitigation measures or recommendations are finalized.

8. **Failure to Respond to Written Public Comments**

   Multiple emails from the public regarding this matter have gone unanswered. While not all communications are framed as formal Public Records Act (PRA) requests, the City nevertheless has a duty to acknowledge and address public concerns. Failure to respond reflects disregard for transparency obligations under **RCW 42.56 (Public Records Act)** and diminishes public confidence in the fairness of the process. **(Exhibit C).**



9. **Exclusion of Public Engagement on Social Media**

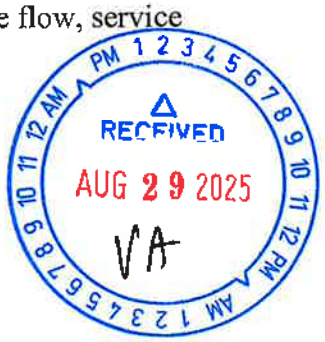
During the public response period for the MDNS, the undersigned also experienced the Mayor actively excluding comments on my social media post that encouraged community participation. This suppression of dialogue interferes with public discourse, chills participation, and contradicts the policy of this State, which favors open communication and accountability under **RCW 42.30 (Open Public Meetings Act)** and SEPA's public participation requirements. **(Exhibit E).**

V. REQUESTED RELIEF

The Appellant respectfully requests that the Hearing Examiner:

1. Withdraw the MDNS.
2. Require Preparation of a Full Environmental Impact Statement (EIS). The EIS should include, at minimum:

- Stormwater, hydrology, and cumulative downstream impacts, including 100-year storm event analysis.
- A full hydrogeological study evaluating aquifer recharge, infiltration feasibility, well interference, and groundwater contamination risks.
- Water supply and groundwater analysis addressing cumulative drawdown and aquifer protection.
- Critical areas and wildlife surveys and mitigation (ESA, MBTA, RCW 27.44, RCW 27.53 compliance).
- Emergency response and safety (wildfire evacuation, secondary access, fire flow, service adequacy).

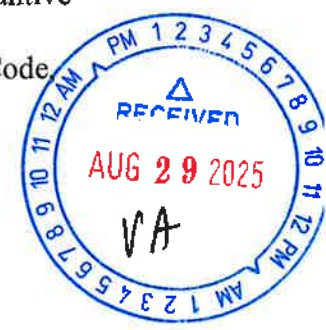


- Traffic, parking, and public services: a comprehensive traffic impact analysis at full buildout including traffic calming, pedestrian and bicycle safety, and emergency vehicle access.
- Density and land use compatibility (compliance with CEMC standards, neighborhood impacts).
- SEPA Checklist compliance: complete disclosure of interdependent project elements, enforceable mitigation, circulation to Ecology, tribes, and agencies.
- Additional SEPA categories (noise, light, aesthetics, energy use, waste management, fire safety, and cumulative impacts).
- Because the MDNS rests on a procedurally defective and substantively incomplete SEPA Checklist, the only lawful remedy is withdrawal of the MDNS and preparation of a full EIS.
- Requests that the public hearing is scheduled, following the public comment period that ended on December 20th, 2025. **(Exhibit H)**

VI. RESERVATION OF RIGHTS

The Appellant, Friends of Deer Meadow, LLC, by and through its member Cherie Tourangeau,

expressly reserves the right to supplement, amend, or modify this appeal as additional information, studies, or evidence become available, including but not limited to environmental, traffic, stormwater, wildlife, cultural resource, and critical area analyses. Nothing in this filing shall be construed as a waiver of any legal, procedural, or substantive rights under SEPA (RCW Chapter 43.21C; WAC 197-11), the Cle Elum Municipal Code,



Kittitas County regulations, or applicable federal laws.

VII. PRO SE FILING DISCLAIMER

The Appellant, Friends of Deer Meadow, LLC, by and through its member Cherie Tourangeau, submits this appeal pro se due to the short statutory timeline for filing. While legal representation could not be obtained prior to this filing, the Appellant intends to retain counsel for further proceedings, including preparation, presentation, and supplementation of this appeal.

Nothing in this filing shall be construed as a waiver of any rights. The Appellant expressly reserves all rights to assert claims, present evidence, and raise arguments under SEPA (RCW 43.21C; WAC 197-11), Cle Elum Municipal Code, Kittitas County regulations, or any other applicable law.

VIII. VERIFICATION

I, Cherie Tourangeau, on behalf of Friends of Deer Meadow, LLC, declare under penalty of perjury under the laws of the State of Washington that I have read the foregoing appeal, know its contents, and believe it to be true and correct.

Friends of Deer Meadow, LLC



By: Cherie Tourangeau

Its: Member

720 Deer Meadow Drive, Cle Elum, WA 98922
Phone: (206) 920-0178 | Email: FriendsOfDeerMeadowLLC@Gmail.com
Dated: 8.29.2025



EXHIBIT A

Statement of Standing and Basis for Appeal

Friends of Deer Meadow, LLC, by and through its member, Cherie Tourangeau, submits this statement in support of its appeal.

Standing. The LLC's principal place of business is 720 Deer Meadow Drive, Cle Elum, WA 98922 (the residential address of its member, Cherie Tourangeau), which property shares boundary lines with the proposed Wildwood Ranch Development on both the west and north sides. Members of the LLC, including Ms. Tourangeau, have a direct and substantial interests in protecting environmental quality, safety, property values, and community character. Standing is conferred under CEMC 14.30.230(A).

Basis for Appeal. The MDNS improperly defers critical analyses, contrary to SEPA's "hard look" requirement (RCW 43.21C.030; WAC 197-11-330; WAC 197-11-440). Categories of deficient review include but are not limited to:

1. Stormwater, drainage, and hydrology.
2. Water quality and contamination.
3. Traffic, parking, and public services.
4. Density, lot coverage, and land use compatibility.
5. Protected and rare species, wildlife, and habitats.
6. Ecosystem and conservation planning.
7. Noise, light, glare, and aesthetics.
8. Energy use and efficiency.
9. Waste management and pollution control.
10. Fire safety and emergency preparedness.



F-01

Conclusion. Because the MDNS fails to satisfy SEPA's requirements and omits evaluation of probable significant adverse impacts across multiple categories, preparation of a full Environmental Impact Statement (EIS) is legally required.

Friends of Deer Meadow, LLC



By: Cherie Tourangeau

Its: Member

720 Deer Meadow Drive, Cle Elum, WA 98922

Phone: (206) 920-0178 | Email: FriendsOfDeerMeadowLLC@Gmail.com

Dated: 8.29.2025



F-01



EXHIBIT B

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

Phone: (509) 674-2262
Fax: (509) 674-4097
www.cleelum.gov

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFCANCE
CITY OF CLE ELUM, WASHINGTON
August 14, 2025

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, timeline and use of the property.

LOCATION: 1317 E Third Street (and abutting parcel to the east), Cle Elum, WA
#1 **PARCEL NUMBERS:** 623134 and 063064 Correct Parcel: 063034
PROPONENT: Wildwood Ranch LLC
PROPERTY OWNERS: Wildwood Ranch LLC
LEAD AGENCY: City of Cle Elum

FILE NUMBER: SEP#2024-004

Correct Statute: 43.21C.030(2)(c)

THRESHOLD DETERMINATION: This MDNS is issued under WAC 197-11-340(2). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) is not required under RCW
#2 43.12C.030(2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency and a public comment period which ended on December 20, 2024. This information is available to the public on request and can be found on the city website: https://cleelum.gov/city-services/administrative-services/public-notices/.

I. **FINDINGS**
- A. **Processing**
  1. The application for Environmental Review was received on October 11, 2023, revised on June 6, 2024 and revised again on November 14, 2024.
  2. Based on submitted comments received during the Notice of Application, revised Environmental Documents were submitted on April 10 and 29, 2025 and June 5, 2025.
  3. The application is being processed under the provisions of WAC 197-11-340 and CEMC Ch. 14.40 (Environmental Review).

#3

Not all application materials were available prior to the close of the 14-day comment period, limiting the community's ability to provide fully informed feedback: See emails dated: August 15th, August 18th, August 20th, August 21st. The previous three emails I sent alerting you of this unfortunately went unanswered.

F-01

EXHIBIT C

Re: Request to Extend MDNS Comment Period – Wildwood Ranch



Cherie Tourangeau <cherie.tourangeau@urbanstorage.com> Thu, Aug 21, 1:30 PM (7 days ago)
to Colleda, Virgil, Rob

Email #3 Following up on this email. Thank you.

Email #2 On Wednesday, August 20, 2025, Cherie Tourangeau <cherie.tourangeau@urbanstorage.com> wrote:

Hello Colleda and Planning Department,

Following up on this email.

Thank you.

Email #1 On Monday, August 18, 2025, Cherie Tourangeau <cherie.tourangeau@urbanstorage.com> wrote:

Dear Ms. Monick,

Thank you for your quick response and for updating the City's website with the revised submittals. I truly appreciate the effort to correct the oversight. That said, I must respectfully disagree with the determination not to extend the public comment period.

The public notice clearly states that the community is entitled to a two-week response window. If that were not the case, there would have been no need to update the website or confirm the two-week response period in earlier correspondence. In fact, the prior period that closed on December 20th allowed the community the full notice period and access to all relevant materials, which was both fair and transparent.

It feels inconsistent and unfair to limit the community's ability to respond now that we know 13 documents were only made available after the MDNS was issued. As you know, public comment can only be meaningful if all of the information is accessible from the start. Providing anything less undermines trust and transparency in the process, two values I know the City of Cle Elum takes seriously as a public service body.

I respectfully ask that the City reconsider and allow the full two-week period for public review and comment, just as was done previously. Doing so would uphold fairness, maintain consistency with past practice, and give residents the chance to engage and reply with all relevant facts pertaining to the proposed development agreement.

I know you share the goal of serving this community well, and I hope we can count on your support in ensuring the process is both transparent and equitable.

Sincerely,
Cherie Tourangeau



F-01

On Mon, Aug 18, 2025 at 10:33 AM Colleda Monick <Colleda.Monick@cleelum.gov> wrote:

Dear Ms. Tourangeau,

Thank you for reaching out and for sharing your concerns regarding the MDNS and the availability of the applicant's revised submittals. We sincerely appreciate your attention to detail and your interest in this project.

As communicated on Friday afternoon, the City has now updated its website to include the revised materials, and I want to thank you for bringing this to our attention so we could address it quickly. After consultation with our legal counsel, we have confirmed that state SEPA rules and the Cle Elum Municipal Code do not require the project file to be posted online before issuing the MDNS. Because of this, the City is not required to extend or reissue the public comment period.

That said, I want to assure you that your feedback and concerns are valued, and your comments submitted during the current comment period will be given full consideration as part of the review process.

Sincerely,

Colleda Monick
colleda.monick@cleelum.gov
City of Cle Elum
Planning Consultant
509-864-1976



From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Friday, August 15, 2025 2:53 PM
To: Colleda Monick <Colleda.Monick@cleelum.gov>
Cc: Planning <planning@cleelum.gov>; Virgil Amick <vamick@cleelum.gov>
Subject: Re: Request to Extend MDNS Comment Period – Wildwood Ranch

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

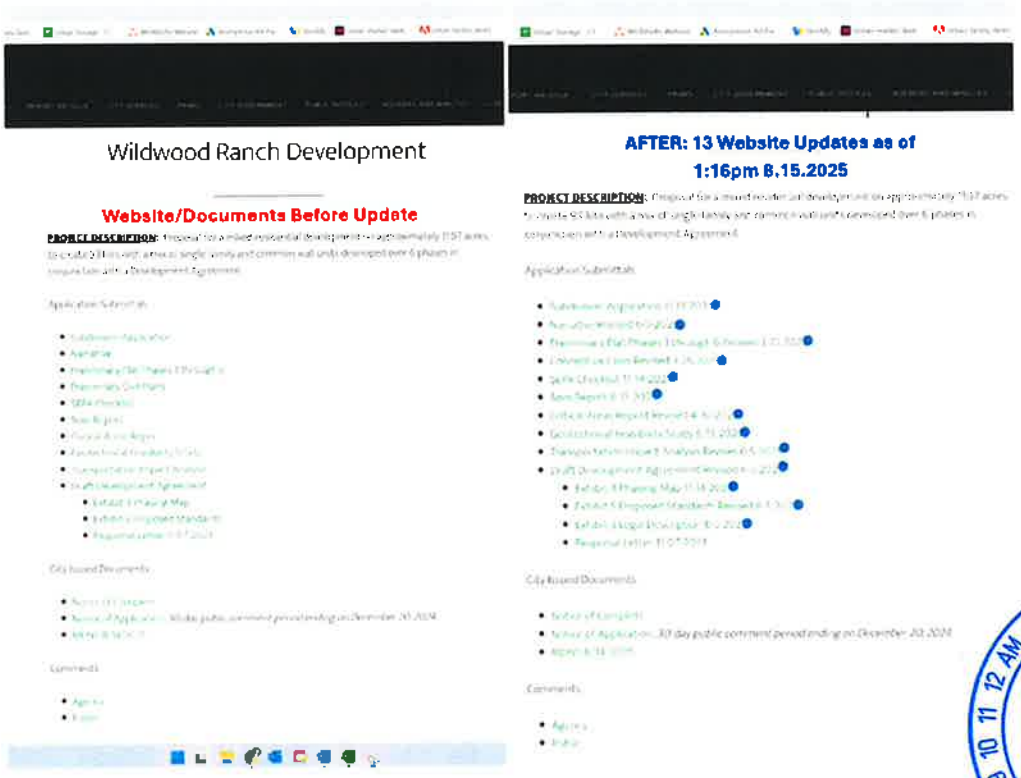
Thank you for confirming that the updates are now available. Below is a before-and-after comparison. While I had reviewed these documents prior to this major update, I will now need to go back and compare the changes in detail. From the comparison below, I see that 13 changes were made.

Given that your notice dated August 14 references documents that were only updated on the Cle Elum website today, our community should be granted the full two-week response period to reply.

While I had hoped the changes to the website would be minimal, the extent of these updates, and the delay in making them available, means the community has not had the allowed review period to respond.

It is the responsibility of city officials to ensure that all documentation is provided to the community in a timely manner and that the full, allotted response period is honored.

I look forward to your response.



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F-01

On Fri, Aug 15, 2025 at 1:24 PM Colleda Monick <Colleda.Monick@cleelum.gov> wrote:

Dear Ms. Tourangeau,

Thank you for bringing our attention to this matter. As of 1:16 pm, August 15, 2025, the City has updated the website to include the most current application revisions. Should the city determine that the MDNS comment period needs extending, we will let you know.

Sincerely,

Colleda Monick
colleda.monick@cleelum.gov
City of Cle Elum
Planning Consultant
509-864-1976

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Friday, August 15, 2025 12:37 PM
To: Colleda Monick <Colleda.Monick@cleelum.gov>; Planning <planning@cleelum.gov>
Subject: Request to Extend MDNS Comment Period – Wildwood Ranch

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Colleda & Planning Department,

I am writing to request a delay in the response period for the Mitigated Determination of Nonsignificance (MDNS) for the Wildwood Ranch development application. As discussed with Colleda today, not all documents provided with this application have been uploaded to the city's website. This includes the updated plat showing the 50' setback revisions, the revised Critical Areas report, and other relevant materials submitted by the applicant that have not been made available to the residents and community of Cle Elum, WA.

Please see the screenshot below showing the omissions on your website, which prevent the community from making an informed response.

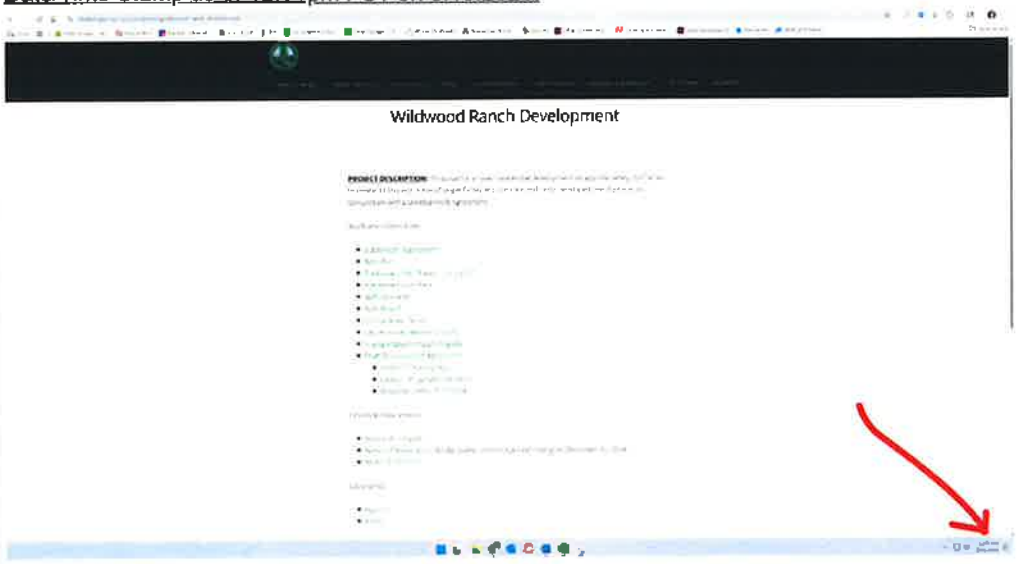
Because of this, the public has not had the opportunity to fully review and analyze the complete record before submitting comments. To ensure meaningful public participation and a transparent review process, we respectfully request that the city extend the comment period to allow at least a full two weeks once all materials are made accessible. If these are uploaded today, the period shall begin Monday, August, 18th or after, following your updated notice to the community. (Also attached.)

Thank you for your attention to this matter. Given the short window to respond, we kindly ask that you respond by end of business today regarding this extension.



F-01

Date/Time Stamp as of 12:01pm PST on 8.15.2025:



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Best Regards,

Cherie Tourangeau

Chief Experience Officer, Partner



F-01

EXHIBIT D

Public Comment and Hearing Notice

During the initial public comment period, I was verbally informed that a Public Hearing would be scheduled for February or March of 2025. No such Public Hearing was ever held, despite assurances that it would provide an opportunity for community voices to be heard.

Gmail — Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>

Wildwood
1 message

Colleda Monick <Colleda.Monick@cleelum.gov> Tue, Apr 29, 2025 at 11:52 AM
To: "cherie.tourangeau@urbanstorage.com" <cherie.tourangeau@urbanstorage.com>
Cc: Virgil Arnick <varnick@cleelum.gov>

Hello Cherie,

Thank you for your inquiry about the status of the Wildwood project. We are currently waiting to receive revised materials before moving forward with a recommendation.

There will be additional opportunities for public comment, and a public hearing will be scheduled before any recommendation is presented to City Council. I'll ensure Virgil adds you to the project's notification list so you receive all future updates and communications.

Sincerely,

Colleda Monick

colleda.monick@cleelum.gov

City of Cle Elum

Planning Consultant

509-864-1976



F-01

Gmail Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>

Re: Wildwood 2

1 message

Cherie Tourangeau <cherie.tourangeau@urbanstorage.com> Sat, Apr 26, 2025 at 7:00 PM
To: Virgil Amick <vamick@cleelum.gov>

Which email do I send to? Any chance you have any updates?

On Monday, March 3, 2025, Virgil Amick <vamick@cleelum.gov> wrote:

Sorry I meant to also say that you may want to send planning a message to see what is happening with Wildwood Ranch.

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Saturday, March 1, 2025 10:09 PM
To: Virgil Amick <vamick@cleelum.gov>
Subject: Re: Wildwood 2

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Any update regarding Wildwood Ranch?

Thank you.

On Friday, December 20, 2024, Virgil Amick <vamick@cleelum.gov> wrote:

Received, thank you.

From: Cherie Tourangeau <cherie.tourangeau@urbanstorage.com>
Sent: Friday, December 20, 2024 12:44 PM
To: Virgil Amick <vamick@cleelum.gov>
Subject: Fwd: Wildwood 2

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

And two of two :)

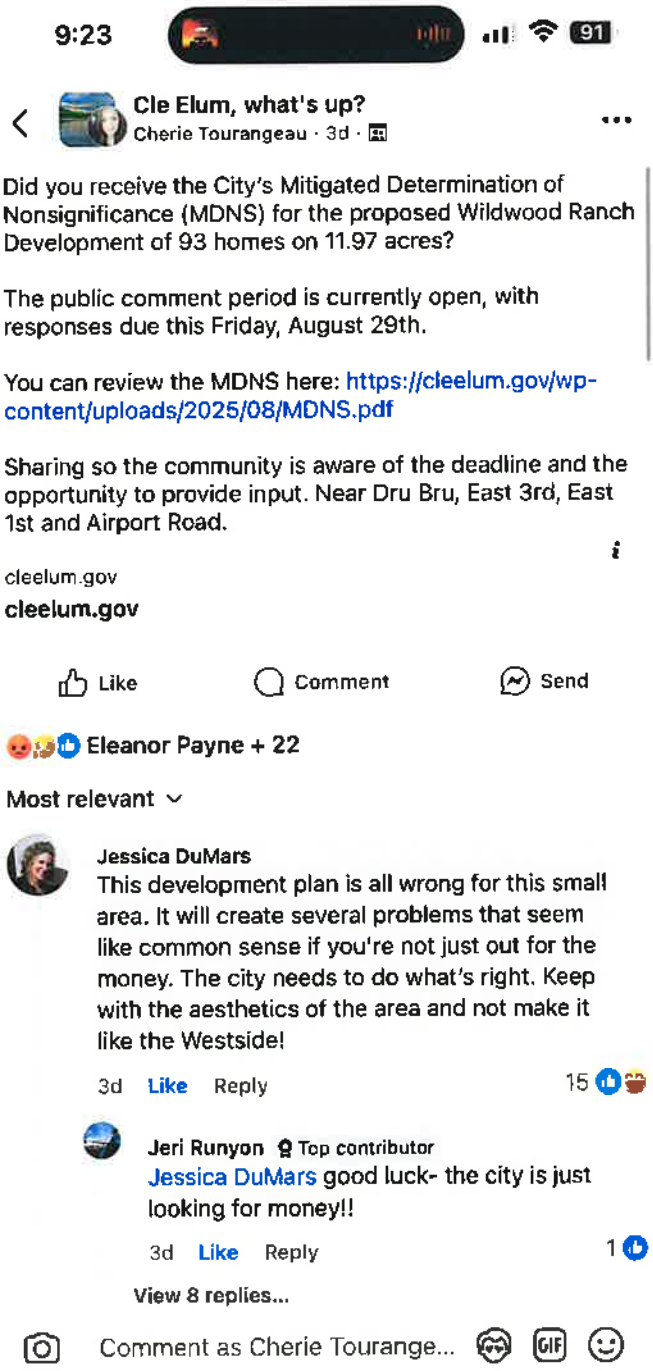
Let me know you received both. Thank you.

--
Best Regards,
Urban CXO - Customer Experience Officer
Partner



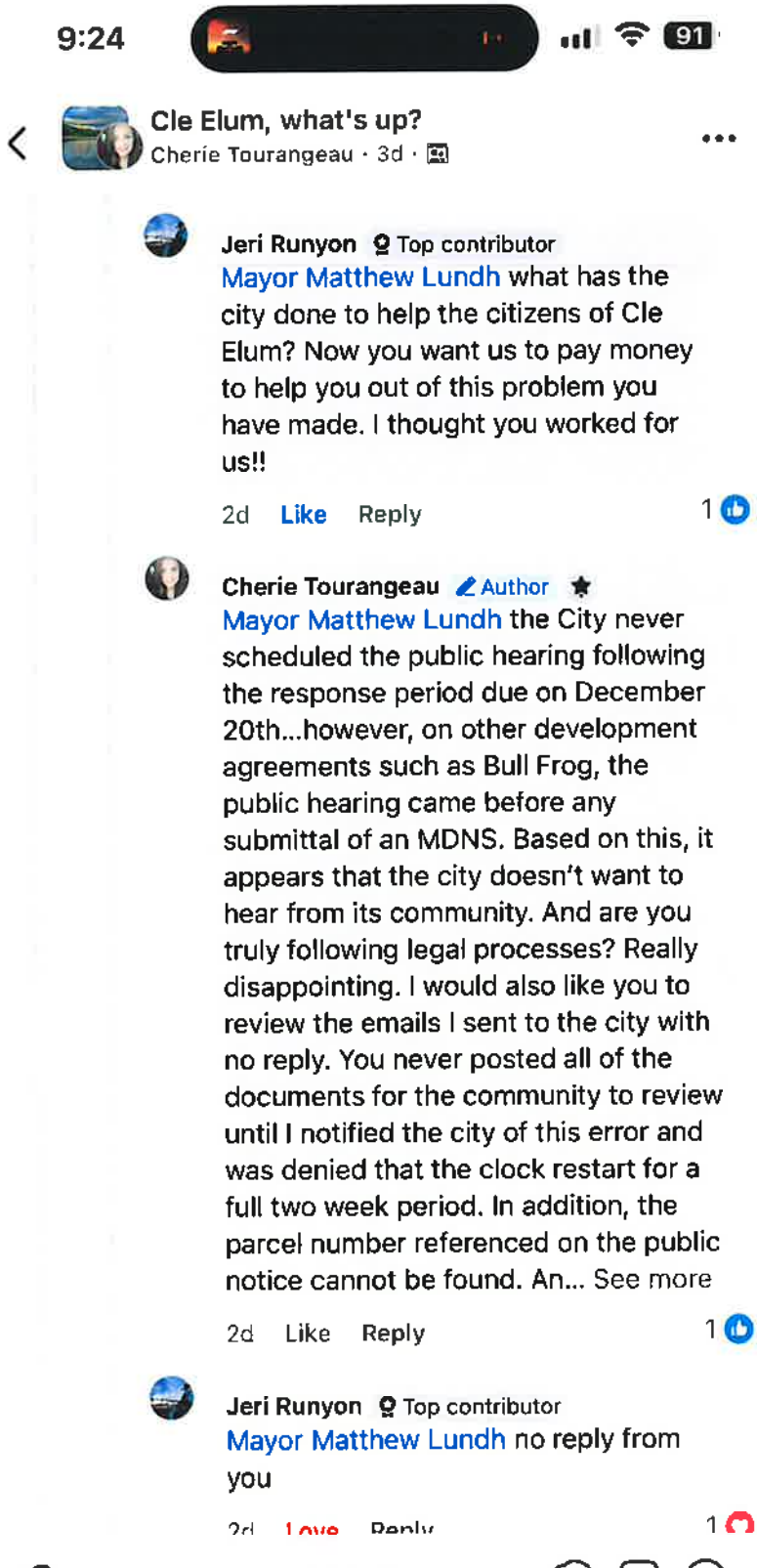
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EXHIBIT E



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Cle Elum, what's up?
Cherie Tourangeau · 3d ·

Cherie Tourangeau Author

Mayor Matthew Lundh I am following up because I have not yet received a response to my previous comments, despite seeing you reply to other community members feedback. My messages are also on behalf of our community and deserve acknowledgment, even if they are not to your liking. As the mayor, responding to constituents is part of your role and duty to serve our community, correct? I am reiterating my request in the hope you will respond to my messages I wrote below yesterday, as you have with others, and to uphold fairness and equality. It's hard to believe that my earlier communications (three emails to the planning department and Colleda Monick regarding transparency concerns in our town) have been ignored unintentionally. I want to believe there is no deliberate oversight, but given my experience, I am finding it difficult. As a citizen exercising my constitutional right to free speech, I expect my messages to be acknowledged, even if my views are challenging for you or if there is disagreement from your viewpoint. I trust you will fulfill your role in serving the public by providing responses to all, including mine. I look forward to seeing you at the next city council meeting. With respect, Cherie Tourangeau, A resident of Cle Elum, WA.

2d Like Reply 1

Cherie Tourangeau Author

Cle Elum, what's up? - (Mostly) Uncensored for those community members following this page, please review and ensure to reply to the city by

Comment as Cherie Tourange...

PM 1 2 3 4 5 6 7 8 9 10 11 12 AM
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9:24

Cle Elum, what's up?
Cherie Tourangeau · 3d ·

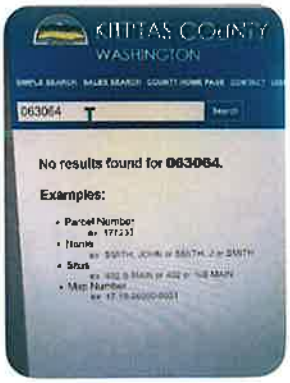
to what the community input is, then we all lose.

3d Like Reply 9

Mayor Matthew Lundh ·
Follow All-star contributor
MarkandKatie that's not what's happening, nor what will happen. There's an opportunity for public comment right now - please take advantage of it.

2d Like Reply

Cherie Tourangeau Author
Mayor Matthew Lundh I would have to agree with Mark and Katie given what our community has been shown. Where should we send our comments? I wanted to confirm with you first as the parcel number on the MDNS is not found. Appreciate your help on this.



2d Like Reply 1

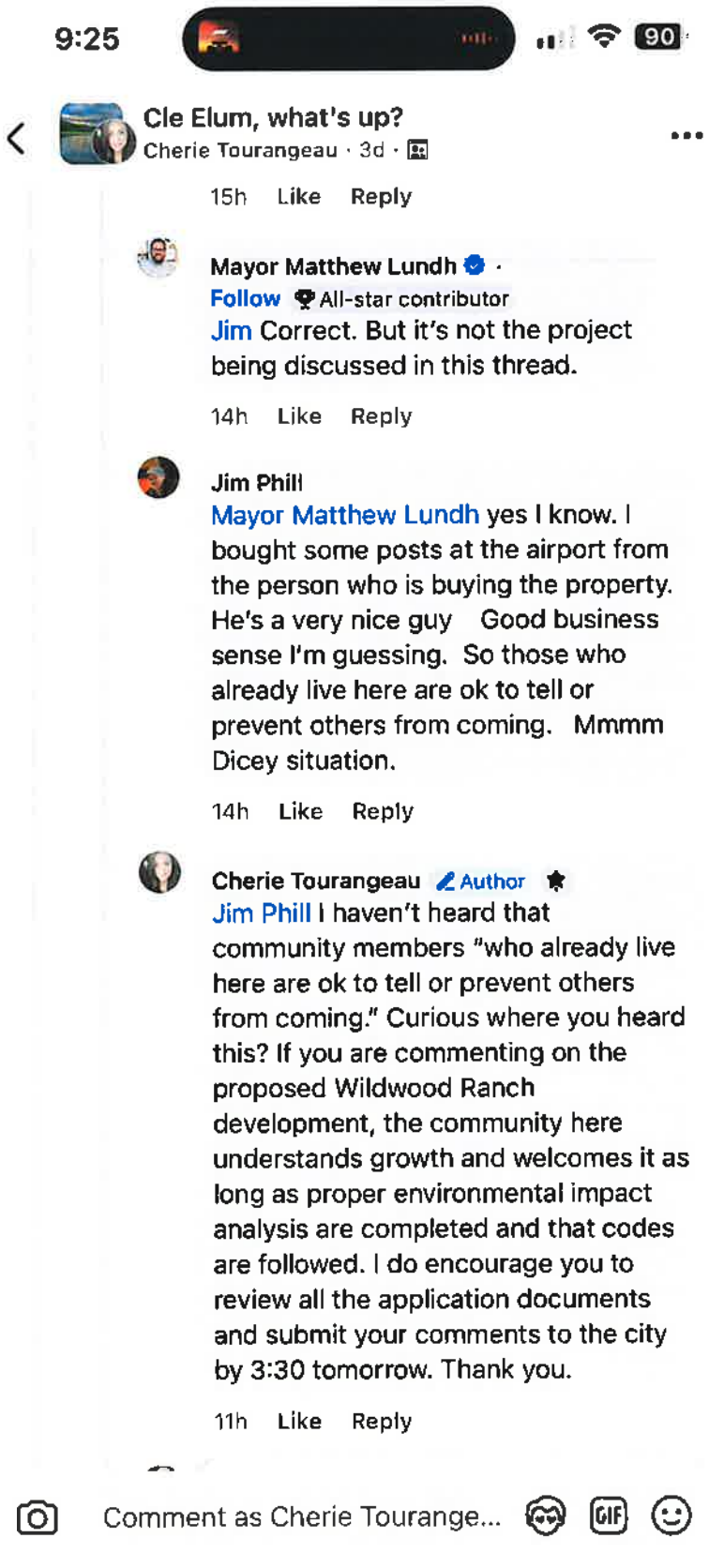
Write a reply...

Write a reply...

Comment as Cherie Tourange...

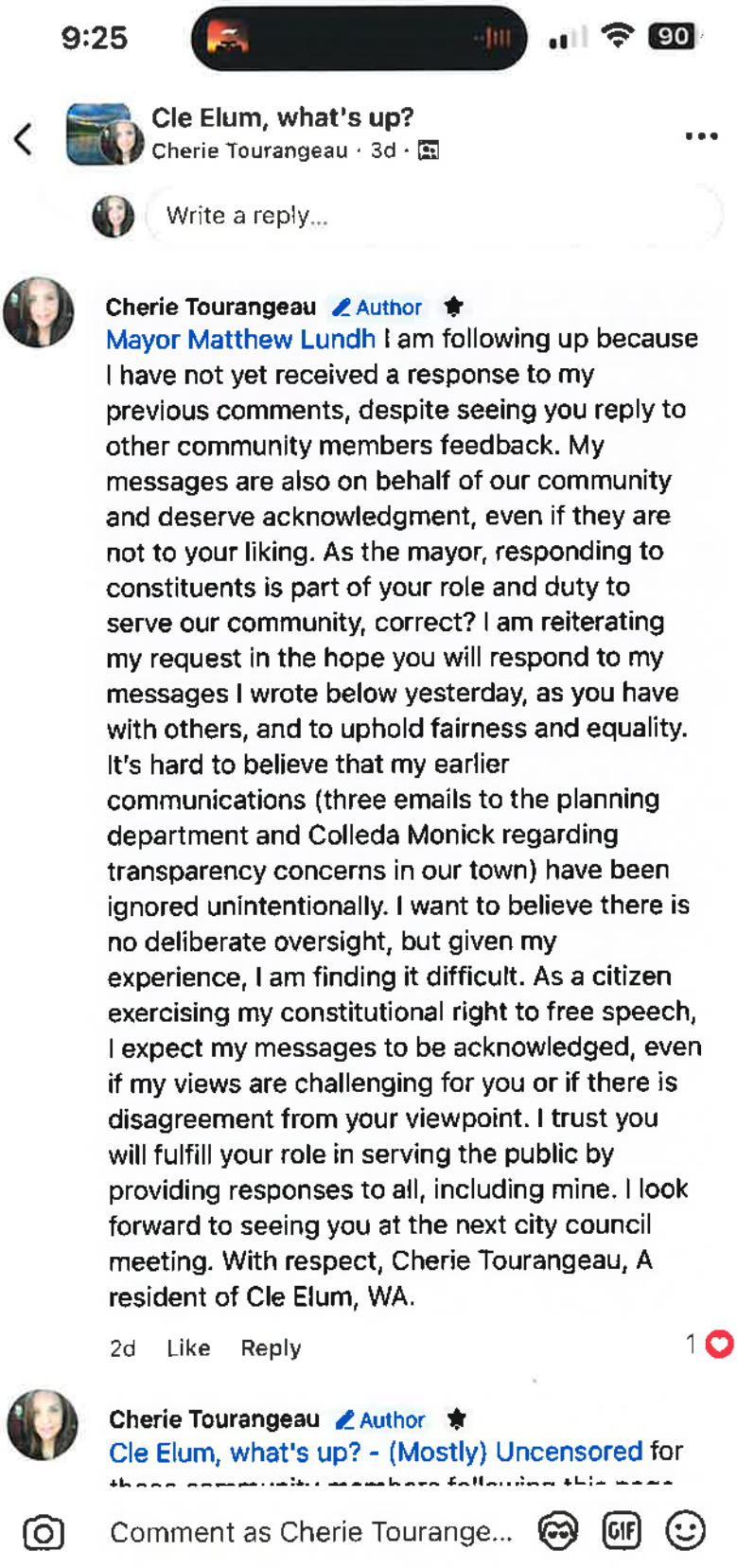
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Comment

View 2 previous replies

Kyle Groves Top contributor
Mayor Matthew Lundh so you respond to this instead of the other comment 🤣 at least let them know you will find out and respond back instead of crickets. My guess is you don't wanna answer the questions as it won't help your case 🐈‍⬛

1d Love Reply 1

Cherie Tourangeau Author
Kyle Groves Thank you for supporting our efforts to ensure our voices are heard as a community. I am genuinely surprised by the inaction and can only conclude that I am being targeted for speaking out. This suspicion is reinforced by the fact that I received no response to three emails from the city regarding inaccuracies in the public notice. Furthermore, witnessing the mayor overlook my numerous questions and concerns leads me, and our community, to believe that his public service is being applied selectively. I agree with you; a simple response indicating he cares, wishes to gather more information, and will follow up would have sufficed. Otherwise, if he was not going to engage... See more

1d Like Reply 2

Replying to **Angela Erickson** · Cancel

Reply as Cherie Tourangeau

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EXHIBIT F

Source of Full Record: Proposed Standards

The complete record of the *Proposed Standards*, containing seventeen (17) proposed revisions, is available at the following source:
https://cleelum.gov/wp-content/uploads/2025/08/EXHIBI2.pdf

RECEIVED
By Vamick at 11:01 AM, June 5, 2025

EXHIBIT 5 - TABLE OF PROPOSED STANDARDS

City of Cle Elum Municipal Code

CHAPTER 17.20 RM - MULTI FAMILY	PROPOSED DESCRIPTIONS	JUSTIFICATION
Original 17.20.010(A) Permitted uses Single-family dwellings, multiple-unit dwellings and townhouses;	**17.20.010(A) Proposed Permitted uses** Single-family dwellings, **common wall units**, multiple-unit dwellings and townhouses;	Update to current practices and allow more variety of housing options.
Original 17.20.030 Front yard There shall be a front yard having a minimum depth of ten feet.	**17.20.030 Proposed Front yard** There shall be a front yard having a minimum depth of ten feet. **Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.**	To ensure additional off site parking availability.
Original 17.20.050 Side yard There shall be a side yard of not less than ten feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet.	**17.20.050 Proposed Side yard** There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. **When the common property line of two lots(common-wall unit) still be covered by a proposed buildings(s), the required**	To assist on, conflicting setback requirements in creased wall situations.
Original 17.20.080 Lot coverage The lot area covered by structures shall not exceed forty-five percent of the lot area.	**17.20.080 Proposed Lot coverage** The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.	To meet state wide development trends and help achieve underlying density.
Original 17.20.090(G) Design review and design guidelines *Parking and Access.* If alley access is available and not incompatible with adjacent single-family development, access to parking shall be from the alley. Then access is provided from the street, the driveway width and location shall be approved by the city engineer. *Parking may be located in or under the structures, or in the required rear and side yards (other than a side street side yard). Parking may not be located in the required front or side street side yards except for single-family residences. Driveways and parking areas for more than four vehicles shall be screened from adjacent residential properties by a wall or solid evergreen hedge at least five feet in height. If parking is located in or under the structure, the parking must be screened by a front facade and a view obscuring facade or fence along the side of the structure.*	**17.20.090(G) Proposed Design review and design guidelines** Parking and Access a) The proposed development conforms to the Development Standards for Local Residential Access streets as set forth in CLMC 16.129.090.C, excluding the following design requirements. b) Sidewalks. Sidewalks may not be separated from the curb by a planting or filler strip in order to provide efficient land use consistent with efficient urban use of property. c) Rolled Curbs. Owner shall have the option of either barrier or rolled curbs for the Development. d) Alley. An alley layout is not required within this development proposal. The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets. In lieu of alleys, emphasis has been on grouping private open space together adjacent to existing development that will serve as private open space between new development and neighboring parcels. e) Vehicular access to all lots will be from public streets. f) The vested standard for construction of roads and all other construction within the publicly owned right-of-way shall be based on the current (2021) published edition of the Standard Specifications for Road, Bridge and Municipal Construction and Standard Plans for Road and Bridge construction as published by Washington State Department of Transportation and American Public Works Association as modified by the city's construction standards.	The project site is located on the exterior limits of the city and not within the core residential area where alley access is more prevalent. Modifying this code provides a variety of options and ability to meet the underlying density while keeping a nice curb appeal.

Page 2 of 4



F-01

EXHIBIT G

Source of Full Record: Proposed Standards

The complete record of the *Proposed Standards*, containing seventeen (17) proposed revisions, is available at the following source:
https://cleelum.gov/wp-content/uploads/2025/08/EXHIBI2.pdf

RECEIVED
By Vamick at 11:01 AM, June 5, 2025

EXHIBIT 5 – TABLE OF PROPOSED STANDARDS

City of Cle Elum Municipal Code

CHAPTER 16.12A SUBDIVISIONS	PROPOSED DESCRIPTION	JUSTIFICATION
Original 16.12A.060(A.1) Development standards Blocks. Blocks shall not exceed eight hundred feet in length nor less than three hundred feet on any single side, unless terrain or property boundaries prevent compliance with this standard;	**16.12A.060(A.1)Proposed modified standards** No block requirements for this project.	The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets.
Original 16.12A.060(A.10) Development standards Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet;	**16.12A.060(A.10) Proposed modified standards** Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet; **if a shared driveway is proposed for a common wall unit, the adjoining properties can combine their street frontage total to meet the 20-foot street frontage connection minimum requirement.**	This is necessary to accommodate cement wall unit design and to achieve the allowable density.
Original 16.12A.060(C.2) Development standards *Cul-de-sacs.* Dead-end streets or cul-de-sacs are not permitted unless terrain and parcel conditions result in greater impacts than connected streets. Where permitted, dead-end streets shall be constructed with a turnaround located within the right-of-way or in a temporary easement. In no case shall a cul-de-sac exceed four hundred feet in length. Cul-de-sacs shall be located within a minimum right-of-way radius of fifty feet and shall have a minimum paved radius of forty-five feet;	*Cul-de-sacs.* **Dead end street or cul-de-sac is permitted as proposed by this development.** Where permitted, dead-end streets shall be constructed with a turnaround located within the right-of-way or in a temporary easement. Cul-de-sacs shall be located within a minimum right-of-way radius of fifty feet and shall have a minimum paved radius of forty-five feet;	Proposed development is on the fringe of City limits where there is no connection to future alleys or through streets other than Third Street and First Street.
Original 16.12A.060(C.3) Development standards Alleys. Paved alleys with a minimum width of sixteen feet within a twenty-foot right-of-way shall be provided unless prohibited by physical limitations that are not caused by the proposed street layout or the design of the project;	**16.12A.060(C.3) Proposed modified standards** No alley requirements for this project.	The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets.
Original 16.12A.060(C.9-Note 4) Development standards In residential areas, sidewalks shall be separated from the curb by a minimum four-foot planting strip or filter strip.	**16.12A.060(C.9-Note 4) Proposed modified standards** In residential areas, sidewalks **may** be separated from the curb by a minimum four-foot planting strip or filter strip.	Allow creativity in the design for a more modern development and variety of street scape.
Original 16.12A.060(C)(11) Development standards Vehicular access to single-family residential lots shall be limited to the alley unless otherwise approved through an alternative access plan as part of an approved subdivision, by the city;	**Original 16.12A.060(C)(11) Proposed Development standards** **Vehicular access to single-family residential lots shall be limited to either alley or public street access.**	Allow creativity in the design for a more modern development and variety of street scape.
Original 16.30.040(E) Final plat procedures Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The director shall have the final plat recorded with county auditor.	**16.30.040(E) Proposed final plat procedures** Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The **developer** shall have the final plat recorded with county auditor.	Common practice is to have the developer record the final plat.

Page 1 of 1

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EXHIBIT H

Source of Record: Public Notice Issued Prior to SEPA Review

The official record of the *Bullfrog Flats Development* (City of Cle Elum Planning Department) demonstrates that public notice was issued prior to the City's SEPA consideration. The full record is publicly available at:
https://cleelum.gov/city-services/planning/bullfrog-flats-development/



year period and includes 1,334 single family and multifamily housing units, 950,000 square of business park uses, extensive open space including parks, trails and recreational facilities. Sites for affordable housing and expansion of the city cemetery will also be set aside and dedicated to the city. The master plat includes phasing details, such as proposed phases, residential units, and roadways for the development. The application also requests to transfer the Development Agreement from Sun Communities, and extension of the Development Agreement by 10 years, through 2037. As each phase proceeds, individual preliminary subdivision and grading, excavation, and filling applications will be submitted to further subdivide the land and install the necessary infrastructure for residential lots.

The Applications for the Master Plat, Preliminary Plats and associated documents, as well as background information can be accessed by clicking on the following links.

- Applications
- Notice of Complete
- Notice of Application
- Notice of Public Hearing
  - Public Hearing Agenda (1/30/25)
- Combined Notice of Availability of EIS Addendum & Adoption Pursuant to the State Environmental Policy Act (SEPA)
- 2025 EIS Addendum (1/15/25)
- 2025 EIS Addendum Appendices (1/15/25)
- Staff Recommendation and Complete Record (updated 2/05/25)
- Hearing Examiner Recommendation (3/3/25)
- Notice of Decision (March 27, 2025)

- Background information

Blue Fern Development Project website: https://bullfrog-flats.com/



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