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

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NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE:	October 22, 2026
TO:	Agencies with Jurisdiction, Applicant, and Adjoining Property Owners
FROM:	City of Cle Elum, Planning Department
APPLICANT:	Skylar Bison-Rapp, MAPD, Manashtash Architecture Planning and Development, Agent for Floral Avenue LLC, Habitat for Humanity Seattle-King & Kittitas Counties
FILE NUMBER:	SUB-2026-003, SEPA-2026-006, CA-2026-003
LOCATION:	903 E 2nd Street, Cle Elum, WA
TAX PARCEL NUMBER(S):	563134,573134 and 583134
DATE OF APPLICATION:	September 14, 2026
DATE OF COMPLETENESS:	October 12, 2026

PROJECT DESCRIPTION: Proposal for a 12-lot subdivision in order to develop 16 affordable, for-sale dwelling units - eight single-family detached homes and four duplexes by Habitat for Humanity Seattle-King & Kittitas Counties on approximately 2.33 acres, within the Residential zone.

NOTICE OF ENVIRONMENTAL REVIEW: This is to notify agencies with jurisdiction and environmental expertise, tribes and the public that the City of Cle Elum, Planning Division, is the lead agency for this proposal, under WAC 197-11-928, and intends to follow the integrated review process authorized by WAC 197-11-355. This process allows for a single integrated review and comment period for the application and the SEPA determination. The City of Cle Elum has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the subsequent threshold determination, when issued, may be obtained by request and may be appealed pursuant to CEMC 14.30.230.

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, and a Critical Areas Report (August 2026). 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 14-day comment period for this review. All written comments received by 4:30 p.m. on **November 5, 2026** 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-2026-003, SEPA-2026-006, CA-2026-003) and applicant's project name (Floral Avenue) in any correspondence you submit. You can mail or submit your comments to:

City of Cle Elum, Attention: Planning Department/Floral Avenue 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/floral-avenue-project/. If you have any questions on this proposal, please contact Shannon Johnson, Planning Director at (509) 674-2262, or email to: planning@cleelum.gov