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Habitat for Humanity Seattle, King, and Kittitas Counties
Floral Ave Development, Cle Elum
Preliminary Subdivision Application
Narrative (Q2) and Statement (Q5)

2. A written narrative including information on how the proposed division meets the approval standards.
16.12A.050 Preliminary plat approval criteria. Prior to granting approval, the applicant shall demonstrate to the decision maker that:

A. The preliminary plat is in the public interest;

The proposed subdivision will allow more affordable homes to be built in the City of Cle Elum, which will alleviate demand on existing housing stock.

B. The subject preliminary plat is consistent with the comprehensive plan;

Cle Elum's 2019-2037 Comprehensive Plan adopted Kittitas County's Countywide Planning Policies (CPP), which included an objective to reduce sprawl (CPP Section 3) and another "to encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County" (CPP, p. 8). According to the Plan's Residential Land Use Needs, Cle Elum will need an additional 1,460 dwelling units by 2037 to meet population growth projections. The proposed subdivision is in keeping with the development of human-scale neighborhoods and is relatively close to downtown Cle Elum (LU - 2.1). As an affordable housing development, the proposal also aligns with the objectives of Policies LU-2.5, LU-2.12, and LU-2.13, which encourage affordable, "fee simple" housing tied to a percentage of the Kittitas County Average Median Income. As an in-town infill development, the project aligns with Policy LU-3.1 to "encourage infill residential development within the existing incorporated area...and integrate new development in existing residential areas". In addition, the proposed subdivision furthers several policies of Goal LU-4: Preserve and Protect Residential Neighborhoods, including LU-4.5 (encouraging a homeowners' association to foster a sense of community) and LU-4.8 (providing buffers and open space between residential and incompatible uses), namely the critical areas along Floral Ave and the Brewery to the east.

C. The preliminary plat shall conform to the applicable requirements of the zoning district in which it is located including but not limited to requirements for area, dimensions, use and density;

The subject property is located in the R – Residential District (CEMC Chapter 17.16), which permits both single-family dwellings and duplexes (up to one duplex per street frontage per block). The proposed lots conform to the district's dimensional standards for each dwelling type. The smallest single-family lot, at approximately 5,632 square feet (47' × 119'10"), exceeds the 5,000-square-foot minimum lot area, and the smallest duplex lot, at approximately 7,879 square feet (65'9" × 119'10"), exceeds the 7,000-square-foot minimum (CEMC 17.16.070). No lot is created with less than 5,000 square feet of area, 40 feet of width, 75 feet of depth, or 20 feet of street frontage (CEMC 17.16.090). Each lot is sized to accommodate a conforming structure within the required setbacks — a 20-foot front yard, 20-foot rear yard (5 feet for alley-accessed garages), 5-foot interior side yard, and 15-foot street-side yard (CEMC 17.16.040–.060) — and within the 40-percent maximum lot coverage. The subdivision therefore conforms to the applicable requirements of the zoning district for area, dimensions, use, and density for both single-family and duplex development. Building height and other vertical development standards will be verified at the building permit stage.

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D. The preliminary plat conforms to the applicable standards in Chapter 18.01, Maintenance, Enhancement and Preservation of Critical Areas of this code;

As designed, the subdivision complies with the standards of Chapter 18.01 to protect the functions and values of critical areas. The Category III Wetland and Type F Stream buffer impacts are addressed with compensatory mitigation by adding new native plantings to achieve a zero net loss of ecological buffer functions as outlined in a Wetland and Stream Critical Areas Report completed by GG Environmental, LLC. Proposed mitigation has been developed in conversation with both the Washington Department of Fish and Wildlife and the Washington State Department of Ecology.

E. For those preliminary plats located within a designated floodplain, conformance with the applicable requirements of CEMC Chapter 15.24;

The subdivided lots are configured to be responsive to the 500-year flood plain designation which impacts portions of the site, and buildable areas of the proposed lots are either outside this boundary or can easily comply with the associated design flood elevation. This compliance is voluntary as CEMC Chapter 15.24 does not stipulate regulations for the 500-year flood plain. No part of the proposed subdivision is within the 100-year flood plain nor floodway.

F. The preliminary plat includes appropriate provisions for public, health, safety and welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways including trails, transit stops, potable water, sanitary waste disposal, parks and recreation, playgrounds, schools, sidewalks and safe walking conditions for those students who will only walk to school;

The preliminary plat includes appropriate provisions for the public health, safety, and welfare across the elements identified in this criterion.

Open space and drainage ways: A dedicated 12,916-square-foot open-space/storm-drainage tract (Tract 998) is provided along the eastern edge of the site, and on-site stormwater is collected and managed through per-lot roof drywells, a 12-inch storm main, catch basins, and an infiltration pond within that tract, keeping runoff out of the adjacent Town Ditch and Balmers Canyon Creek (see Responses D and G). This parcel also contains a public path that provides pedestrian circulation and access to the native plantings.

Streets, alleys, and other public ways: Vehicular access is provided by two new 20-foot public alleys, with lot access taken from the alleys so the street frontages remain free of driveways. A 10-foot multi-use pathway is provided along E Second Street (implementing the City's adopted Second Street Pathway plan, which will replace the existing sidewalk along E Second Street), and a pedestrian connection across Tract 998 links the E Third Street sidewalk to that pathway, forming a continuous public pedestrian route around the development.

Potable water and sanitary waste disposal: All lots connect to the City of Cle Elum water and sanitary sewer systems (see Response G).

Parks, recreation, and open space: On-site open space is provided in Tract 998, and the site's location within the walkable Downtown core affords convenient access to existing City parks and recreation facilities; any applicable park impact fees will be paid.

Schools, sidewalks, and safe walking conditions: The site is served by the Cle Elum–Roslyn School District. Safe walking conditions for students are provided by the E Third Street sidewalk and the E Second Street multi-use pathway. Portland cement concrete sidewalks are provided along the improved frontages with curb ramps at intersections (see Response G). The multi-use pathway is to be asphalt per City of Cle Elum plans.

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Together, these provisions ensure the plat appropriately protects the public health, safety, and welfare.

G. The preliminary plat conforms or can conform to adopted standards for the construction of all public facilities including streets, sidewalks, stormwater control, sewer systems, water systems and street lighting;

The preliminary plat can conform to the City's adopted standards for the construction of all public facilities, as shown on the civil engineering plans prepared by Atwell (a licensed professional engineer). Further details will be provided in the Final Plat documents. Per the general notes, all improvements are designed to the minimum engineering and construction standards of the City of Cle Elum and other applicable jurisdictions, with traffic control conforming to the MUTCD and roadway design to applicable WSDOT and municipal standards.

Streets and alleys: Interior vehicular access is provided by two new 20-foot public alleys built to the City's alley standard (16-foot pavement section, 2-inch HMA over crushed-surfacing base course), consistent with CEMC's requirement that single-family lot access be taken from the alley. All roadway and right-of-way construction conforms to the current WSDOT "Standard Specifications for Road, Bridge and Municipal Construction" and APWA standards, and to specifications established by the Public Works Director (Sheets RD-01 and SD-01).

Second Street frontage: In lieu of standard curb, gutter, and sidewalk, the project implements the City of Cle Elum's approved Second Street Pathway design (plans dated November 30, 2022) by providing a 10-foot asphalt multi-use pathway across the southern frontage — the City's preferred frontage condition for Second Street, as confirmed at the September 9, 2025 pre-application meeting (PRE-APP 2025-003). This path will serve the entries for lots 7-12. This path will replace the existing sidewalk along E Second Street, except the existing culvert serving the Second Street sidewalk which will be maintained at its current width rather than expanded — a minor deviation from the approved pathway design — to avoid new in-water work and the associated permitting and impacts at the Balmers Canyon Creek crossing.

Third Street frontage: A 6-foot Portland cement concrete sidewalk is provided within the right-of-way along the northern frontage, serving the entries to Lots 1–6. CEMC 16.12A.060(C)(9), Note 4, provides that in residential areas sidewalks shall be separated from the curb by a minimum four-foot planting strip or filter strip; in lieu of this strip, the project may provide street trees within the adjoining front yards, consistent with the City's established practice for residential frontages as confirmed by the Public Works Director.

Floral Avenue frontage: The presence of Balmers Canyon Creek along the eastern frontage precludes a standard curb, gutter, and sidewalk street section. In lieu, continuous pedestrian connectivity is maintained by a walkway across the communal storm-drainage tract (Tract 998) linking the Third Street sidewalk to the Second Street multi-use pathway, providing an uninterrupted pedestrian route around the development.

Stormwater control: Stormwater for the roof area on each lot is managed through drywells on each lot. Stormwater within the alleys is managed by a 12-inch storm main in Alley A, catch basins, and an infiltration pond within the dedicated storm-drainage/open-space tract (Tract 998), designed in accordance with the applicable Washington State Department of Ecology stormwater standards (Sheet SD-01).

Sanitary sewer: A new 8-inch PVC sanitary sewer main with manholes is extended through the alleys and connected to the City of Cle Elum system, with a 6-inch side sewer serving each lot (Sheet SW-01).

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Water: Each unit will be served by a connection to the City of Cle Elum water main via a 1-inch wet tap and meter, (so duplex lots will have two separate connections), and the communal storm-drainage tract (Tract 998) will have its own connection, managed by the HOA, for maintaining common landscaping. Existing fire hydrants serving the site frontages, on Second Street and on the corner of Third and Floral, will remain to provide fire flow in coordination with Kittitas County Fire District 7 (Sheet SW-01).

Street lighting: Street lighting will be provided consistent with City of Cle Elum standards.

Because these public facilities are designed by a licensed civil engineer to the applicable City and state standards, the preliminary plat conforms, or can conform, to the adopted standards for the construction of all public facilities.

H. Every proposed lot, tract or area in the preliminary plat has an approved access to a public right-of-way;

All of the proposed subdivided lots will connect to a public right-of-way via existing streets, proposed alleys, and proposed sidewalks/paths.

I. The proposed preliminary plat conforms to the established design requirements;

The proposed subdivision conforms to the established design requirements of CEMC 16.12A.060(A). The lots are rectangular with side lot lines at approximately right angles to the streets they front (16.12A.060(A)(4)), and the plat is alley-loaded — each lot takes vehicular access from one of the two new 20-foot alleys rather than the street — which avoids double-frontage lots having street frontage on both the front and rear lot lines (16.12A.060(A)(5)). Every lot abuts a dedicated public street or the public alley network (16.12A.060(A)(10)), and no reserve strips that would limit access to public land are proposed (16.12A.060(A)(7)). The single block is bounded on all sides by existing dedicated rights-of-way (E Third Street, Floral Avenue, E Second Street, and the western alley), so the block-dimension standard is met to the extent the existing street grid and property boundaries allow (16.12A.060(A)(1)). Circulation is provided by the interconnected Alley A / Alley B grid, and all franchise utilities are placed underground with City water and sewer at the required minimum depth (16.12A.060(A)(11)). Before final plat, a tree preservation and clearing plan will be prepared consistent with 16.12A.060(A)(8); up to four evergreen trees and one deciduous tree may be removed while one fir will be maintained. No trees will be removed in wetlands or within critical area buffers.

J. The proposed preliminary plat will not cause the level of service of public facilities or services to drop below established limits;

The proposed subdivision is small-scale infill — 12 lots within the existing incorporated core — served by existing municipal systems, and will not cause the level of service of any public facility or service to drop below adopted limits. Water and sanitary sewer service connect to the City of Cle Elum's existing mains, and any system improvements required to serve the development will be provided by the applicant so that adopted service levels are maintained. Stormwater is detained, infiltrated, and treated on site in accordance with CEMC 16.12A.060(B) and the Department of Ecology's Stormwater Management Manual for Eastern Washington, so downstream drainage facilities are not burdened beyond capacity. The 12 lots generate minimal vehicle trips and take access from the interior alleys, maintaining the level of service on the surrounding street grid. Fire protection is provided by existing hydrants at the site frontages in coordination with Kittitas County Fire District 7, and interior circulation and emergency access are being designed to the Fire Department's requirements. Safe walking conditions to schools are provided by the Second Street multi-use pathway and frontage sidewalks. Because the

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development connects to — and, where necessary, improves — existing public facilities, no level of service will be reduced below established limits. Furthermore, a snow removal easement has been provided at the eastern-most end of the new Alley A to facilitate city plowing services. The applicant has also discussed providing for a maintenance agreement to plow the alleys to ensure life-safety access in the winter, to be further discussed with the city.

K. The proposed preliminary plat is consistent with any other applicable city regulations, and development or other agreements specific to the subject property.

The proposed subdivision is consistent with the City's other applicable regulations, including the zoning code (Title 17), the subdivision regulations (Title 16), the critical areas ordinance (Chapter 18.01), the flood regulations (Chapter 15.24), and the adopted stormwater and construction standards, and is subject to environmental review under SEPA. The plat also addresses the requirements specific to the subject property: including building two new 20-foot public alleys in the dedicated ROW areas, and providing non-standard frontage improvements along Floral Ave and Second St as requested by the city at the Pre-Application Meeting. It also accounts for the connection-charge obligations affecting the three parcels (Nos. 563134, 573134, and 583134).

5. A statement of how the proposed preliminary plat complies with the approval criteria.

a. The subject property boundaries, dimensions and size:

The subject property comprises three contiguous tax parcels — Nos. 563134, 573134, and 583134, being former Lots 6 through 20 of Block 23, Hazelwood Addition — traversed by two dedicated but unbuilt 20-foot public alleys (Alley A, running east–west, and Alley B, running north–south). The property forms a generally rectangular block bounded by E Third Street on the north, Floral Avenue on the east, E Second Street on the south, and an existing 20-foot public alley on the west. It measures approximately 390 feet (east–west) along the Third and Second Street frontages and 259 feet 8 inches (north–south) along Floral Avenue, for a gross area of approximately 101,337 square feet (2.33 acres), inclusive of the dedicated alley right-of-way.

The two dedicated alleys divide the site into quadrants and bisect two of the three constituent parcels. Along the southern frontage the property runs 159 feet 9-1/8 inches — Parcel 583134 (135 feet) plus the west portion of Parcel 573134 (24 feet 9-1/8 inches) — with each parcel measuring 119 feet 11-7/16 inches deep. East of Alley B the property extends approximately 210 feet: the east portion of Parcel 573134 (80 feet 2-11/16 inches) plus the eastern leg of Parcel 563134 (129 feet 11-15/16 inches).

Parcel 563134 is the largest and is L-shaped, occupying the entire northern portion of the site (former Lots 6–11) and extending south along the eastern boundary (former Lots 11–15); Alley B divides it into a western and an eastern portion, and it contains approximately 61,044 square feet (1.40 acres). Parcel 583134, at the southwest, contains approximately 14,293 square feet, and Parcel 573134, immediately east of it and likewise divided by Alley B, contains approximately 12,988 square feet. The three parcels together contain approximately 88,325 square feet; the balance of the gross site area lies within the dedicated public alleys. The

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proposed preliminary plat meets the minimum lot size and development standards of the City of Cle Elum (see Response C).

b. Current structural or landscape setbacks:

The proposed subdivision will follow the required setbacks in residential zones of 20' front and rear yard, 5' typical side yard, and 15' side yard off rights-of-way, including alleys. Detached structures and parking can be located 5' off the alley. Mitigation is being provided to adequately address Category III wetland and Type F stream critical areas buffer impacts at the SE boundary of the subject property, see answer D.

c. Location of existing on-site driveways and access points within 100 feet of the subject site:

There are no existing on-site driveways beyond the alley bordering the west property boundary. One alley entrance and four private driveways are across E 3rd Street to the north, and one driveway entrance shares the block face with the site, to the west of the existing alley; an entrance to the Dru Bru parking lot is across N Floral Ave to the east; a gravel parking area is across E 2nd Street to the south; and private residences with associated parking spots are across the alley to the west, including one driveway that is parallel and adjacent, just to the west of the existing alley on E 2nd Street.

d. Location and dimension of any on-site structures

No existing on-site structures are located on the subject property.

e. Location of nearest utilities and their size and type

Sanitary sewers run along E 2nd Street and the existing alley to the west. City water runs along both E 2nd and E 3rd Streets. Overhead power lines are running along E 3rd Street. Existing stormwater is conveyed by the creeks along the site.

f. Location of the nearest fire hydrant

There are existing fire hydrants near the southwest corner of the site along E 2nd Street and the northwest corner at the intersection of Floral Avenue and E 3rd Street.

g. Location of existing structures within 100 feet of the site

Three private residences are located across the alley along the west border of the site. Four private residences are located across E 3rd Street to the north. No other existing structures are within 100 feet of the site.

h. Locations and dimensions of adjacent public or private roads and right-of-way or easements

The site is bordered by 100' street rights-of-way on the north (E 3rd), east (Floral), and south (E 2nd). An existing 20' alley right-of-way borders the subject property to the west.

i. Designated shorelines and FEMA designated floodway, floodplains and flood fringe areas

The 500-yr floodplain crosses along the southwest edge of the subject property. The 100-yr floodplain does not affect the subject property.

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j. Approximate location of significant natural features including slopes over 25%, water bodies, rock outcrops, wetland areas, areas of significant vegetation, the location of trees or groups of trees over six inches in diameter, and the location of any critical areas

There is a Type F (fish-bearing) Stream and Category III Wetland along the SE and E property lines of existing Parcel 563134. The stream along the south is locally referred to as the "Town Ditch," and the stream along the east is mapped as "Balmers Canyon Creek" and merges with the Town Ditch before reaching E 2nd St. The Town Ditch supports a Riverine wetland (Wetland Unit 1, WU-1) rated as Category III (with 5 habitat points). No significant slopes or rock outcrops impact the buildable lots on the subject property. Three evergreen trees sit on the northern half of the site along E 3rd St, while two evergreen trees and one deciduous tree sit near the southwest corner of the site along E 2nd St. Two woody shrub areas exist on the site, one near the southwest corner that appears to previously have been a privacy hedge for a homestead that is no longer standing, and is now overgrown. The other is a stand of coyote willow near the southeast corner of the site.