City of Cle Elum

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CITY OF CLE ELUM
HEARING EXAMINER AGENDA

Thursday, November 12, 2026
Cle Elum City Hall Council Chambers – 119 West First Street, Cle Elum, WA
Beginning at 6:00 p.m. or shortly thereafter

The City of Cle Elum offers hearings in a hybrid format, with in-person participation at City Hall and from remote locations via Zoom.
Join Virtually with Zoom: https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09
Meeting ID: 757 318 4018 Passcode: 98922

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available and the City does not warrant audio quality. Attendees are encouraged to attend in-person.

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARING

A. Wildwood Ranch LLC

FILE NUMBER: SUB-2023-003, DA-2024-001, SEPA-2024-004

REQUEST: The City of Cle Elum has received an application for a proposal for a mixed residential development on approximately 11.97 acres, to create 92 lots with a mix of single-family and common wall units developed over six phases. The applicant is also seeking approval of a Development Agreement that will establish the standards that are applicable to the development and other conditions that control the development, use, and mitigation of the property.

B. SEPA Appeal Continued – *Not on November 12 Hearing Agenda*

The appeal filed by Friends of Deer Meadow LLC concerning the Mitigated Determination of Nonsignificance (MDNS) for SEPA-2024-004 has been continued pursuant to the Hearing Examiner's November 9, 2026 Order. The appeal will be heard separately on a date to be determined. No SEPA appeal testimony will be taken at the November 12 hearing.

HEARING PROCEDURES

The Hearing Examiner will preside over the hearing and establish procedures for presentations, testimony, and questions.

The November 12, 2026 hearing will address the Wildwood Ranch preliminary plat (SUB-2023-003) and proposed Development Agreement (DA-2024-001) only. The Hearing Examiner will receive presentations and public testimony concerning those underlying development applications.

The associated SEPA appeal (SEPA-2024-004) has been continued to a separate proceeding, with the date and participation details to be provided separately.

After the consolidated hearing process concludes, the Hearing Examiner will issue a final written decision on the SEPA appeal and recommendation to the City Council on the preliminary plat and Development Agreement. The City Council will make the final decision on those applications.