



City of Cle Elum Washington

NOTICE OF APPLICATION NEW COMMERCIAL DEVELOPMENT

Notice is hereby given that the City of Cle Elum is in receipt of a Floodplain Development Permit related to the below described project:

Date of application: Sept. 10, 2021.

Application complete: Sept. 29, 2021.

Notice of Complete Application: Sept. 30, 2021.

Public comment period: Comments must be submitted by October 15, 2021 by 5:00 pm. Comments may be submitted to planning@cleelum.gov or at City of Cle Elum, 119 W. 1st St., Cle Elum, WA 98922, by October 15, 2021, at 5:00 pm. The City of Cle Elum will not act on this proposal or associated permits prior to October 15, 2021.

Description of proposal: Construction of three (3) new commercial buildings on presently undeveloped land. Buildings one (1) and two (2) are three-story buildings with a combined total of 22,742 square feet of commercial office space. Building three (3) is 3,040 square feet of restaurant space. The project proponent indicates a total of 84 parking spaces to be created alongside this development. Perimeter landscaping will be installed in accordance with municipal code. Stormwater will be retained and managed on site. The site has recently been designated as FEMA Flood Zone A (subject to flooding by the 1% annual chance flood with no base flood elevation determined).

Location of proposal: S. Oakes Ave. south of the BNSF railroad tracks near the intersection with S. Pennsylvania Ave.

Situs Identification: Kittitas County Assessor Parcel No. 959887.

Permits required: Currently identified: SEPA Checklist and Threshold Determination; Site Design and Review; Floodplain Development Permit; Building Permits; Utility Connection Permits.

Additional comment periods: SEPA DNS issued Sept. 30, 2021; Notice of Decision.

Environmental/Special Studies: SEPA Environmental Checklist; Stormwater engineering report.

Upon preliminary review, it is the determination of Planning Staff that this project is consistent with the adopted Comprehensive Plan and City Development Regulations. This determination is contingent upon the approval of a rezone request currently under Planning Commission review.


Rob Omans, City Administrator