

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



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City of Cle Elum, WA
Notice of Application and Likely SEPA Threshold Determination
903 W 1st Street/Parcel 263835

Notice is hereby given that the City of Cle Elum, Washington has received applications for the development of parcel 263835, located at 903 W 1st Street. This approximately 3.4-acre parcel is designated as Commercial on the City's Future Land Use Map and is zoned Entryway Commercial (EC). The proposal includes the construction of three standalone, single story commercial buildings, including approximately 9,500 sf for a Les Schwab Tire Center, approximately 2,000 sf for a fast-food restaurant with a drive-through lane (Wendy's), and approximately 2,163 sf for a coffee shop with a drive-through lane (Starbucks). The parcel has been designed to function as an integrated commercial site, although it is anticipated that individual parcels may ultimately be established through a binding site plan. The proposed site plan includes 82 parking spaces, landscaping, two shared driveways, and shared storm water facilities including an onsite retention/detention pond. The application materials under review include a Site and Design Review Application, a Clearing and Grading Application, Civil Drawings, and a SEPA Checklist. Copies of these documents are available for review on the City's website at www.cityofcleelum.com and from 8:00 am to 4:00 pm Monday through Thursday, at the Cle Elum City Hall.

The City is considering the issuance of a Mitigated Determination of Non-Significance for the proposed project. As a result, a single integrated public review and comment period is being provided to receive comments on the proposed development and the likely SEPA Threshold Determination in accordance with the Optional DNS process outlined in WAC 197-11-355. Please note that this may be the last opportunity to comment on the environmental impacts of this proposed project action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared. In addition to the requirement that all development activities comply with the provisions of the Cle Elum Municipal Code and the City's Public Works Design Standards, it is anticipated that conditions of approval will include the following mitigating measures and/or conditions of approval:

1. Preparation of an updated Traffic Impact Analysis (TIA) that assesses both the queuing associated with the proposed drive-through uses, as well the development's impacts on traffic flow and required mitigation at:
 - a. W First Street and Douglas Munro Boulevard/Cemetery Road.

- b. Douglas Munro Boulevard and Ranger Station Road.
 - c. Ranger Station Road and W Second Street (SR 903).
2. Design and construction of frontage improvements along Douglas Munro Boulevard.

Written Comments: Written comments must be received by the City, or post marked, no later Thursday September 29, 2022. All comments must clearly identify the name and address of the person(s) submitting the comments. No comments may be submitted through social media such as Facebook, Instagram, and the like.

- Comment letters may be mailed to: City of Cle Elum, Attention: Planning Department/903 W 1st Street Commercial Development, 119 West First Street, Cle Elum, WA 98922.
- Emails may be sent to planning@cleelum.gov. Please include 903 W 1st Street Commercial Development in the subject line: or
- Written comments addressed to Cle Elum Planning Department/903 W 1st Street Commercial Development may be hand delivered to Cle Elum City Hall, 119 West First Street, and/or placed in the Drop Box located outside of the Customer Entrance on Oakes Avenue.