

City of Cle Elum, WA
SEPA Threshold Determination (MDNS)
903 W 1st Street/Parcel 263835
September 30, 2022

Description of Proposal: The City of Cle Elum, Washington has received applications for the development of parcel 263835, located at 903 W First Street, near the westbound on-ramp to I-90. 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 proposed project 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 including the SEPA Checklist 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, 119 W First St.

Project Sponsor/Applicant: Cle Elum Development LLC, Mr. Sang Ji, sangji@live.com /Helix Design Group, Mr. Matt Ebersole, matte@helixdesigngroup.net.

SEPA Threshold Determination: The City of Cle Elum has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. As a result, the City is now issuing a final MDNS utilizing the Optional DNS process in WAC 197-11-355. There is no further comment period on this SEPA Threshold Determination. This MDNS includes the following mitigating measures which shall be included as Conditions of Approval of the required Site and Design Review:

1. Preparation of an updated Traffic Impact Analysis (TIA), subject to City review and approval 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 in accordance with City standards along Douglas Munro Boulevard.

There is no appeal of this Threshold Determination except as shall be provided when the City issues a Notice of Decision on the required Site and Design Review for this proposed project. For more information about this project please contact Virgil Amick at Vamick@cleelum.gov.