

CLE ELUM SPECIAL MEETING
MINUTES
MARCH 25, 2025
4:00 PM
119 W FIRST STREET
CLE ELUM, WA 98922

1. Call to Order, Pledge of Allegiance, and Roll Call

Cassidy Buechle-Curtis - present
Ken Ratliff - present
Beth Williams - present
Steven Harper - present arrived at 4:44 p.m.
Jerred Weis - present via zoom
Steven Cook - present
Audrey Malek - present via zoom

Matthew Lundh - Mayor
Rob Omans - City Administrator
Debbie Lee - Clerk
Colleda Monick - Planner
Ben Annen - HLA

MOTION: Councilmember Cook made a motion to approve the absence of Councilmembers Harper, Weis and Malek; seconded by Councilmember Williams.

MOTION CARRIED: 5 yes 0 no.

2. Closed Record Public Hearing

- a. Resolution 2025-008 - Bullfrog Flats Master Plat and 3 Preliminary Plats

Colleda Monick City Planner gave a brief overview of the Bullfrog Flats project.

The Closed Session started at 4:00 p.m. and closed at 4:14 p.m.

The open part of the meeting started at 4:15 p.m. and closed at 5:25 p.m.

Clara Park with VanNess Feldman gave a slide presentation of the Bullfrog Flats Project.

Blue Fern also made some comments regarding the project and traffic concerns regarding the roundabout. The roundabout that is proposed is in the section where the highest traffic volume would be.

There were a lot of discussions regarding roundabouts, turn restrictions, and T Intersections. The safety aspect, proximity to other intersections and some of these regulations are decided by WSDOT as it is along SR 903, and they will do an intersection control evaluation. These traffic items meet the minimum expectation and level of standards.

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The 10-W report warrants the traffic recommendations. All the access points were discussed with Public Works, Engineers, Police and Fire before being presented to the Council.

Phil Hess from the public said that he also has some concerns regarding the traffic and, specifically, the secondary access and evacuation concerns.

Councilmember Harper wanted to know what triggers the 600 units and the 5-year plan. Ben Palous from Blue Fern stated they are ready to submit 397 building permits.

MOTION: Councilmember Williams made a motion to approve Resolution 2025-008, approving the Master Plat and Preliminary Plats for Phases S-1, S-2, and J of the Bullfrog Flats Development Project as recommended by the Hearing Examiner, based on the findings and conclusions in the staff report and the Examiners Decision; seconded by Councilmember Cook.

MOTION CARRIED: 6 yes 1 no. (Councilmember Ratliff)

3. Open Hearing

- a. Resolution 2025-009 - Amending the 2002 Development Agreement and Related Agreements

MOTION: Councilmember Williams made a motion to approve Resolution 2025-009, consenting to the transfer of the Development Agreement from Sun Communities to Bullfrog Flats, and the execution of the Second Amendment to the Development Agreement, Transportation Mitigation Agreement, and Water System Mitigation Agreement; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

Request to Transfer the Development Agreement from Sun to Blue Fern

Request to Extend the Development Agreements Term by 10 Years to 2037, and Associated Conditions.

Traffic Mitigation Agreement

Water Mitigation Agreement

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4. **Adjourn**

Mayor Lundh wanted to thank everyone for the tremendous amount of work that was put into this project and thanked the Council for being engaged.

The meeting adjourned at 5:40 p.m.


Matthew Lundh, Mayor


Debbie Lee, Clerk

