



## City of Cashmere

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### CITY OF CASHMERE NOTICE OF DEVELOPMENT APPLICATION SUBDIVISION

**Name of Applicant:** Marc Spears

**Application Number:** Subdivision Development Permit 2024-02

**Date of Application:** November 1, 2023

**Date Notice of Application Issued:** January 10, 2024

**Date of Complete Application:** January 5, 2024

**Description of Proposal and Location:** A major subdivision application to divide a parcel into 12 separate lots for single family homes. The property is approximately 168,577 sq ft, the lots are proposed to range in size from approximately 10,113 sq/ft to 22,159 sq/ft. The property is located at the northwest corner of Evergreen Drive and Kimber Rd, in the City of Cashmere, Chelan County, Washington. The Chelan County Assessor's Parcel # is 23-19-05-210-850.

**Required Studies:** None

**Required Permits:** SEPA Environmental Decision, Grade & Fill Permit and Building permits.

**SEPA Environmental Review:** The City of Cashmere has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). This determination is based upon a finding that any potential impacts will be addressed through the application of city codes and standards. This determination is based upon the finding mitigation may be required to address frontage improvements on Evergreen Drive. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional MDNS process is being used pursuant to WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project.

**Statement of Public Comment Period:** The 14-day comment period commences on January 10, 2024, and lasts through January 23, 2024; however, the city will accept public comments until the closure of the public record during the public hearing. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Any interested party has the right to comment on the proposal and request a copy of the decision once it is made.

**Statement of Preliminary Determination:** The development regulations that will be used for the project mitigation and to provide consistency with the type of land use for the proposed site, are outlined in Titles 15, 16, 17 and 18.

**Public Hearing:** A public hearing will be scheduled before the Hearing Examiner. A notice of public hearing will be advertised and mailed to parties of record and those who receive this notice at least ten days prior to the hearing.

**City Contact Person:** For further information about this project, please contact Tammy Miller, Director of Planning & Building, at City Hall, 101 Woodring Street, Cashmere, WA 98815, Email: [tammy@cityofcashmere.org](mailto:tammy@cityofcashmere.org) and phone 509.782.3513.



Marc Spears

23-19-05-210-850

12 LOT

SUBDIVISION

Evergreen Dr

EVERGREEN DRIVE

Kimber Rd

KIMBER RD