

City of Cle Elum
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47° North / Bullfrog Flats

Frequently Asked Questions (FAQs)

What is happening on the Bullfrog Flats property?

Bullfrog Flats is an approximate 1,000-acre property located in the southwestern portion of the City, generally bounded by I-90, Bullfrog Road, SR-903 and the City cemetery. The property is currently owned by New Suncadia LLC (“Suncadia”). The City approved a subarea plan, master plan and development agreement for the property in 2002, and it was annexed to the City that same year.

Sun Communities Inc., a national developer and operator of manufactured home and recreational vehicle resort communities, is in the process of acquiring 824 acres of the Bullfrog Flats property from Suncadia and will propose changes to the approved master plan, titled 47° North. Sun Communities has developed, operates or has an interest in 382 housing communities in 31 states and Canada, which include housing for families and active adults, for sale and for rent. More information about Sun Communities can be found at: <https://www.suncommunities.com/> and at their 47° North webpage: <http://www.sunrvresorts.com/47-north/>.

Sun Communities is in the process of preparing a formal application that will be submitted to the City. When an application is received and deemed by the City to be complete, public notice of the application and an opportunity for the public to comment will be published. Information available at this time is considered preliminary and may change.

How is the master plan changing?

The plan approved by the City in 2002 included a total of 1,334 housing units, in a mix of single family (810) and multi-family (524) units. A 75-acre business park was also included. Almost one-half of the overall property would be retained in open space and buffers. Based on preliminary information submitted by the applicant, the revised plan would contain the same total number of housing units, but in a different mix of forms: 527 single family units (manufactured), 180 multi-family units, and 627 sites for RV uses. The business park would be reduced to approximately 27 acres; ownership of the commercial site would be retained by Suncadia. Approximately 65 percent of the site would be retained in open space uses. Although the number of residential units would be approximately the same as the approved master plan, the characteristics and patterns of use could be different compared to what was evaluated and approved by the City in 2002.

What is the process, and who's in charge?

There are two tracks to the review and approval process for a revised master plan in the City of Cle Elum: *environmental review*, required by the State Environmental Policy Act (SEPA); and the City's *land use approval process*, as set forth in the City code. The City has determined that the changes proposed to the Bullfrog Flats master plan are a "major modification", as that term is defined in the 2002 development agreement. The City will require additional environmental review and study, and public comment, before it considers whether to approve modifications to the approved master plan.

The SEPA process, the first track, is managed by the City and follows established state and local rules (Washington Administrative Code (WAC) 197-11 and Cle Elum Municipal Code (CEMC) 15.28). It evaluates a proposed project to determine whether it will cause adverse impacts to the environment and recommends ways to mitigate significant impacts. SEPA must be completed before the City can take any action (approval, approval with conditions, or denial) on a revised master plan.

An environmental impact statement (EIS) was prepared for the Bullfrog Flats master plan in 2002. With the help of its consultant team, the City determined that portions of the 2002 EIS may still be relevant to the new proposal, but the entire EIS needs to be reviewed and updated to reflect the passage of time and changes that have occurred. This review and updated analysis will be included in a Supplemental EIS (SEIS), which will be published and circulated for public review and comment. The SEIS will be prepared by a team of experienced, independent EIS consultants; it was selected by and will be managed by the City. A memorandum outlining the City's approach to SEPA compliance is available on the City's website:

<http://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/>

Additional information about the SEPA process and how an SEIS fits into environmental review is described in a separate document titled Bullfrog Flats UGA Background Information, also posted on the City's website.

The second track, *the land use review process*, is set forth in City code, CEMC 17.100. Following completion of the SEPA process, the proposed "major amendments" to the master plan, the development agreement and the SEIS will be reviewed by the City's planning commission, who will hold a public hearing, consider public comments, and make a recommendation to the City Council. The City Council will make a final decision on the application.

Throughout the process for review of the master plan, City staff will be assisted and supported by the City attorney and a team of consultants who specialize in planning, civil engineering, transportation and SEPA compliance.

What has happened so far? Where are we in the process?

The City commenced the SEPA process, by publishing a determination of significance (DS) on October 8, 2019 in the Northern Kittitas County Tribune (published October 10, 2019) and the

Daily Record, on the City's website, and the Department of Ecology SEPA register. The DS was also emailed to agencies, tribes and individuals. The property has also been posted.

Publication of the DS also triggers a 21-day comment period. Interested persons are encouraged to submit written comments identifying environmental issues of concern that should be addressed in the SEIS. The comment period closes on October 29, 2019.

An SEIS Scoping meeting has been scheduled for **October 23rd, from 5:30 to 7:30 pm** in the multi-purpose room at **Walter Strom Middle School**. Written comments can be submitted at the meeting.

A pre-application meeting for the revised master plan will occur in late October. After an application is submitted and deemed to be complete, the City will publish notice of the application and will provide an opportunity for public comment.

What is the schedule? Will there be other opportunities for public involvement?

A Draft Supplemental EIS is anticipated to be published approximately in Spring 2020. It will be distributed to agencies, tribes and the public, and a comment period will occur. A public meeting will also be held during the comment period. The entire Supplemental EIS process (Draft and Final) is estimated to require approximately 1 year to complete.

The timing of the land use review process – including public hearings and deliberations by the Planning Commission and City Council – is not certain at this time, but could begin in late Fall or Winter of 2020. Updated information will be provided on the City's website when known.

How can the public get more information?

Background information is available on the City's website: <http://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/>

This information will be supplemented as new information becomes available. Check back regularly for updated info on project milestones and schedule. You can also visit Sun Communities' website: <https://www.suncommunities.com/> or their 47° North project website: www.sunrvresorts.com/47-north/

The City's primary contact for answering questions and receiving comments is Lucy Temple. Her contact information is: City of Cle Elum, 119 West First Street, Cle Elum, WA 98922, (509) 674-2262 ext. 102, lucy@cityofcleelum.com.