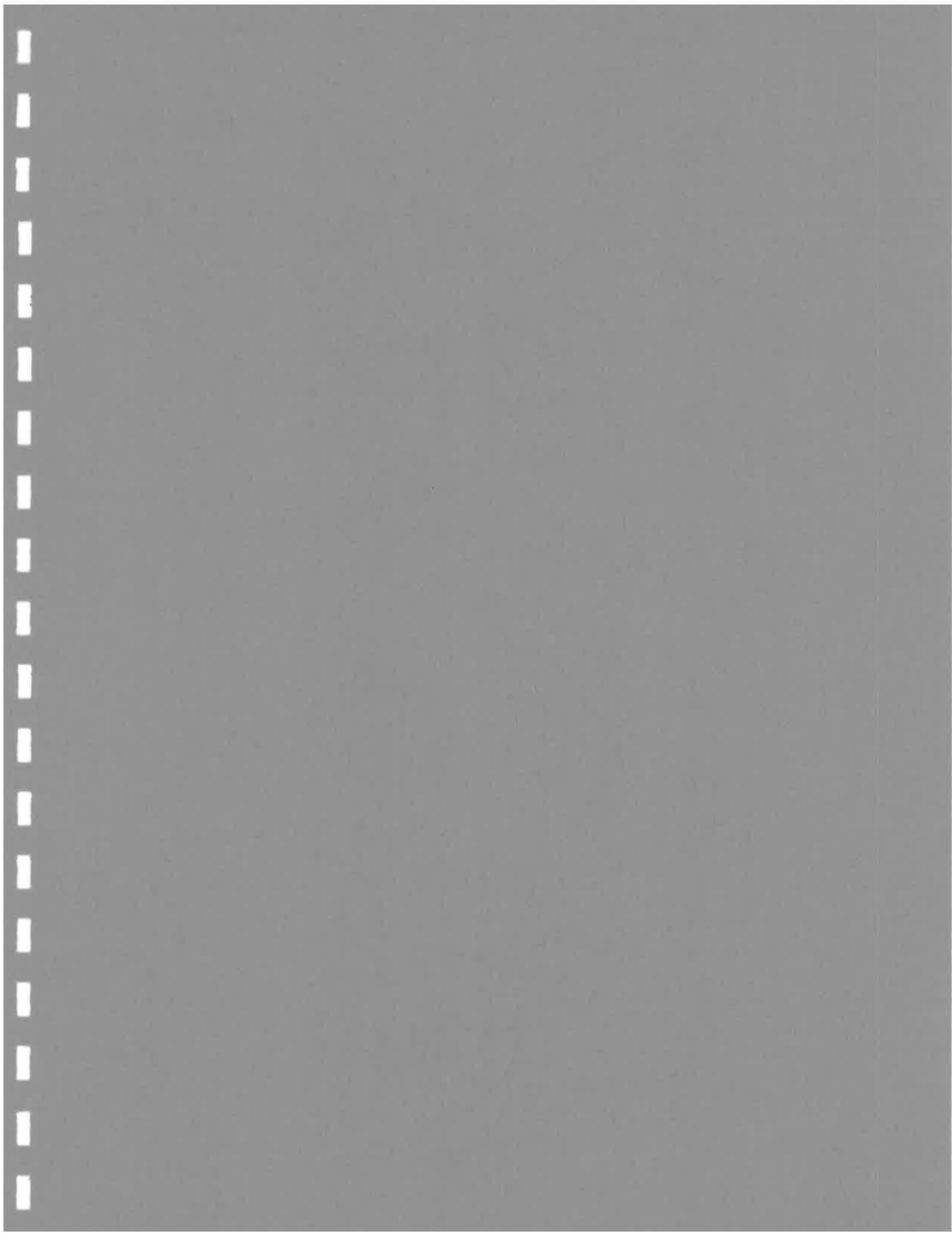




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**Fact Sheet**



**FACT SHEET**

**Project Title:**

Development of properties within the Cle Elum Urban Growth Area (UGA) owned by Trendwest Investments, Inc. and proposed for development by Trendwest Properties, Inc. (Trendwest).

**Proposed Action:**

Actions required by the City of Cle Elum are adoption of the Bullfrog Subarea Plan as part of the City's Comprehensive Plan, adoption of the Planned Mixed Use zone and zoning map for the UGA as part of the City's Zoning Ordinance, approval of a final site plan for the development, and approval of a Development Agreement with conditions prior to construction.

Trendwest proposes to develop 1,100 acres of property it owns within the approximately 1,270-acre Cle Elum UGA into a master planned community consistent with goals and requirements for urban growth areas as stated in the Washington State Growth Management Act (RCW 36.70A). Kittitas County designated the area a UGA in 1998 based on a request from the City of Cle Elum. Population projections for Kittitas County were adjusted in 1999 to reflect the inclusion of the UGA in Cle Elum's 20-year growth projections, based on the Office of Financial Management's high series growth projections.

The City of Cle Elum will adopt the Bullfrog Subarea Plan and Planned Mixed Use zoning for the UGA that will take effect upon annexation of the property, consistent with RCW 35A.14.330. Policies, regulations, and conditions of approval will be identified in a Development Agreement consistent with RCW 36.70B.170. The Development Agreement, Bullfrog Subarea Plan, and Planned Mixed Use zoning will govern the City's subsequent review of any proposed development in the UGA.

The proposal for the UGA consists of a master plan community containing single-family and multifamily residential, commercial, and recreational land uses. Under each of the alternatives, a Business Park and Community Recreation Center would be developed. Land would be set aside as expansion areas for the Cle Elum-Roslyn School District #404, the existing cemetery, and the City of Cle Elum's water treatment plant. Designated undeveloped open space would include area within the Cle Elum River corridor.

**Alternatives:**

Four alternatives were analyzed in the Draft Environmental Impact Statement (EIS). After publication, in part to respond to public comments, a fifth development alternative (Alternative 5)

Alternative 2 - Preliminary Master Plan. Alternative 2 is a Preliminary Master Plan initially submitted to Kittitas County. (Kittitas County withdrew its co-lead agency status in January 2001 and the City of Cle Elum became the sole lead agency for the EIS.) The Preliminary Master Plan calls for approximately 1,028 residential units, including single-family houses, apartments, and condominiums. A 950,000-square-foot Business Park would be located on an 80-acre campus. A golf course, 100-room lodge, and clubhouse would also be developed on approximately 200 acres. Land would be set aside for the Washington State Horse Park, a Community Recreation Center (12-acre parcel), expansion areas for the Cle Elum-Roslyn School District #404 (25 acres), the existing cemetery (10 acres), and the City of Cle Elum's water treatment plant (11 acres). Approximately 230 acres would be maintained as the Cle Elum River corridor and perimeter buffers.

Alternative 1 - No Action. Under the No Action Alternative, future development in the Cle Elum UGA would be consistent with the current Forest and Range and Suburban zoning designations under the Kittitas County Zoning Code (KCC 17.56). Residential development in the UGA would be single-family residential. Based on the number of existing parcels and further subdivision allowed under the zoning code, the UGA could accommodate from 19 to more than 106 single-family residences.

In February 2002, Kittitas County approved a rezone of 23 acres of the UGA from Forest and Range zoning to Suburban. This rezone is considered in the analysis of the No Action Alternative in the Final EIS. The following five alternatives are evaluated in the Draft and Final EISs:

Alternative 5 has been designed to result in a level of environmental impact that falls within the range of impacts evaluated in the Draft EIS. As such, new significant environmental impacts are not anticipated. Alternative 5 is analyzed and compared to the other development alternatives in the Final EIS.

Alternative. many of the land uses evaluated under Alternatives 2, 3, and 4 in the Draft EIS. Alternative 5 is now designated the Preferred variation for development of the Cle Elum UGA that incorporates another site plan was proposed. This alternative represents another site plan

Alternative 3 - Expanded Residential. In Alternative 3, the Washington State Horse Park would be replaced with single-family residential development. The addition of these lots would increase the number of single-family residences over that proposed for Alternative 2 by approximately 380 units. A 600,000-square-foot Business Park would be developed on an 80-acre campus. The capacity of the lodge and RV campground would be lower than under Alternative 2. Property proposed for a golf course and land set aside for the Community Recreation Center, expansion areas, City of Cle Elum water treatment plant, and designated open space would be the same.

Alternative 4 - Reduced Residential. Alternative 4 has fewer total residential units than Alternatives 2 and 3 and the lowest number of multifamily units. A 300,000-square-foot Business Park would be developed on a 40-acre business campus. The capacity of the lodge and RV campground would be lower than under Alternative 2. As with Alternative 2, a golf course would be developed and land would be set aside for the Washington State Horse Park, public facilities, and open space. The cemetery expansion area would be a 3-acre parcel instead of a 10-acre parcel.

Alternative 5 - Bullfrog Subarea Plan, Mixed Use Zoning, and Master Site Plan Application. Alternative 5 (Preferred Alternative) is similar in scope to Alternative 3 with 1,334 total units. Alternative 5 features the highest number of single-family residences and the lowest number of multifamily units. A lodge, RV campground, golf course, and Horse Park are not proposed under this alternative. Like Alternative 2, a 950,000-square-foot Business Park would be developed on an 80-acre campus, and land would be set aside for public facilities. Recreational facilities would include a neighborhood lake and clubhouse in addition to the Community Recreation Center. Approximately 246 acres of undeveloped open space would be maintained as the Cle Elum River corridor. Approximately 172 acres would be maintained as perimeter buffers and natural open space.

**Location:**

The project site consists of 1,106 acres of property owned by Trendwest within the Cle Elum UGA. The UGA is generally bounded by SR 903 and the city limit on the east, Bullfrog Road on the north and west, and Interstate 90 on the south. A portion of the UGA extends east of SR 903 to the Coal Mine Trail/Crystal Creek. The property lies adjacent and west of the City of Cle Elum.

The proposed MountainStar Master Plan Resort (approved by Kittitas County in October 2000) is adjacent and northwest of the UGA. The following figure shows Trendwest Properties and the Cle Elum UGA relative to the City of Cle Elum, the proposed Master Planned Resort, and surrounding jurisdictions.

Trendwest Properties, Inc.

**Lead Agency:**

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

**Responsible Official:**

Gary Berndt, Mayor  
 City of Cle Elum

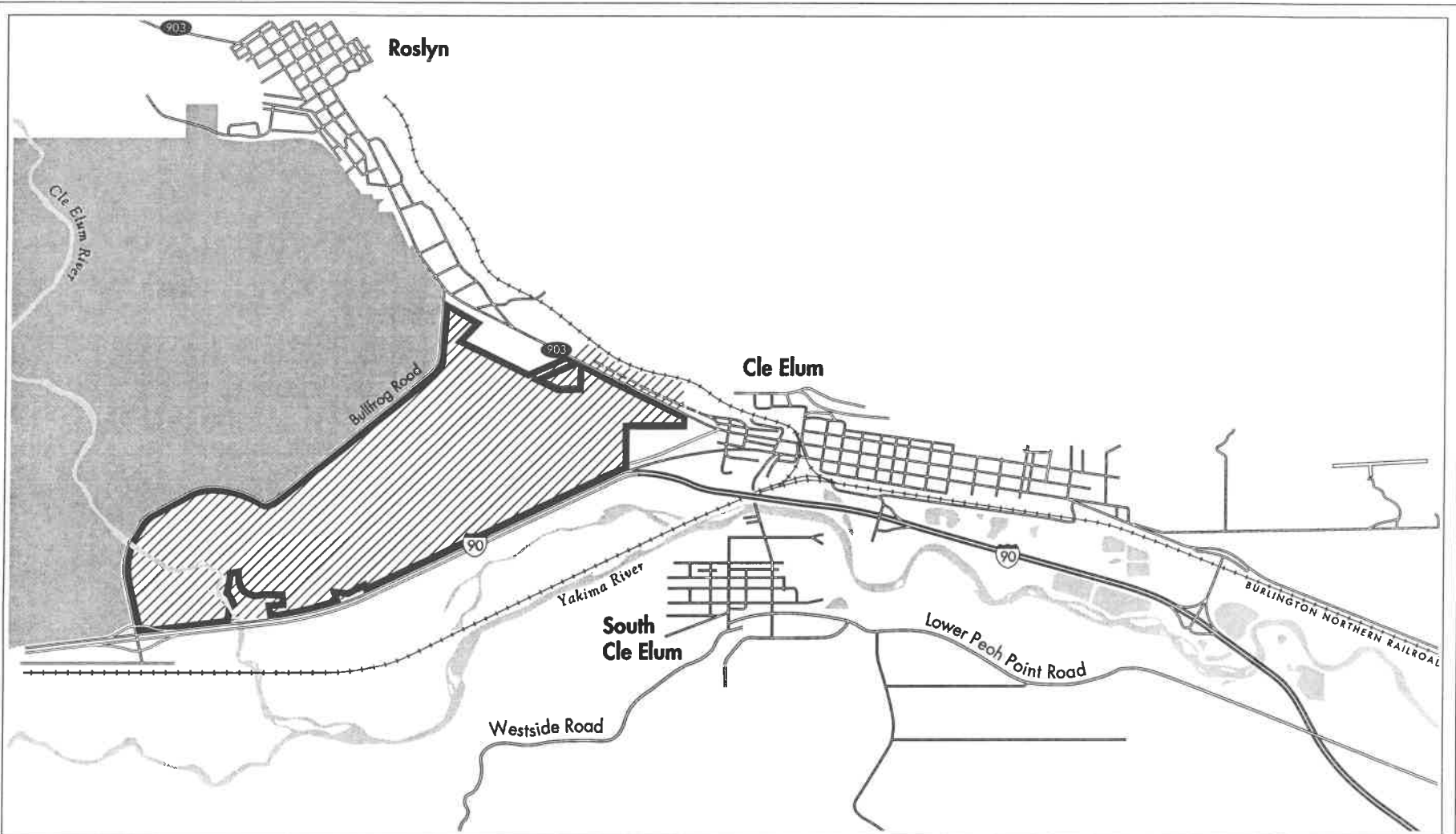
**Lead Agency Contact Person:**

Brian Carrico, Planner  
 City of Cle Elum  
 119 West First Street  
 Cle Elum, WA 98922  
 (509) 674-2262

**Permits and Approvals:**

State of Washington  
 Water Rights Changes  
 National Pollutant Discharge Elimination System  
 Utilities Franchise Permits  
 Forest Practices Approval  
 Kittitas County  
 Right-of-Way Use Permit

City of Cle Elum  
 Water and Sewer Plan Amendments  
 Comprehensive Plan Amendment/Subarea Plan  
 Annexation  
 Zoning Code Amendment  
 Development Agreement  
 Master Site Plan Approval  
 Site and Design Review  
 Grading Permit  
 Critical Areas Permit  
 Street Cutting Permit  
 Building Permits  
 Certificate of Water Availability  
 Water and Sewer Permits  
 Right-of-Way Use Permits



0 0.5

Approximate Scale in Miles



MPR Zone



UGA



Trendwest properties

**CITY OF CLE ELUM UGA**

**TRENDWEST PROPERTIES: CLE ELUM UGA  
FINAL EIS**



**SHAPIRO  
& ASSOCIATES, INC.**

Copies of the Final EIS and Appendices are available for public review at the Cle Elum City Hall and the Cle Elum, Roslyn, Ellensburg, and Central Washington University libraries. Copies of the Final EIS are available for \$25.00 from the City of Cle Elum. Appendices are included in two volumes at a cost of \$20.00 each.

**To Obtain a Copy of the Final EIS:**

Shapiro and Associates, Inc.  
101 Yesler Way, Suite 400  
Seattle, WA 98104

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

**Location of Background Material:**

March 18, 2002

**Issue Date of Final EIS:**

- Shapiro and Associates, Inc. (Project Management, EIS Preparation, Earth, Air Quality, Plants and Animals, Fisheries, Wetlands, Noise, Land Use, Relationship to Plans and Policies, Population and Housing, Aesthetics, Cultural Resources, Parks and Recreation, Transportation, Public Services, and Utilities)
  - A.C. Kindig and Co. (Water Quality)
  - American Engineering (Surface Water Drainage)
  - Archaeological Frontiers (Cultural Resources)
  - Brown and Caldwell (Water Supply Analysis)
  - Camp, Dresser & McKee, Inc. (Surface Water and Groundwater)
  - Foster Wheeler Environmental (Water Supply Analysis)
  - Johnson-Gardner, LLC (Fiscal and Economic Analysis)
  - Mentor Law Group (Water Supply Analysis)
  - Montgomery Water Group (Water Supply Analysis)
  - Northwest Hydraulic Consultants, Inc. (Water Supply Analysis)
  - Pacific Groundwater Group (Water Supply Analysis)
  - Raedke & Associates (Wildlife Habitat Evaluation)
  - TModel Corporation (Transportation Modeling)
  - W&H Pacific (Site Engineering Analyses)
- Shapiro and Associates, Inc. (Project Management, EIS Preparation, Earth, Air Quality, Plants and Animals, Fisheries, Wetlands, Noise, Land Use, Relationship to Plans and Policies, Population and Housing, Aesthetics, Cultural Resources, Parks and Recreation, Transportation, Public Services, and Utilities)

**EIS Authors and Principal Contributors:**