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City of Cle Elum, Washington
Bullfrog Flats Background Information
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In 2002 the Cle Elum City Council approved a Master Plan and a Development Agreement to govern the future development of approximately 1,100 acres located west of the Cle Elum Cemetery between Bullfrog Flats Road, SR 903, and I-90. This area, originally known as the Bullfrog Flats Urban Growth Area, or the Bullfrog UGA, has since been annexed into the City. The approved Master Plan provided for the construction of 1,334 dwelling units, including 810 single family units and 524 multi-family units, as well as a 75-acre business park, and 7.5 acres for the construction of 50 affordable housing units. The Development Agreement, which was based on an environmental impact statement (EIS) that was prepared for the proposed master plan, included over 120 conditions of approval. In accordance with the provisions of the Development Agreement, 175 acres were dedicated to the City in 2008 for the purposes of establishing the Washington State Horse Park, and 35 acres were dedicated to the Cle Elum School District in 2003. Other than the subsequent development activities initiated by the Washington State Horse Park Authority and the Cle Elum School District, no other development activities have occurred on the site to date.

The Development Agreement between the City and the current owners of the remaining portion of this site, New Suncadia, LLC, was amended in 2017 to extend the termination date by 10 years, to 2027. Recently, New Suncadia informed the City that they had entered into an agreement to potentially sell approximately 825 acres of the site to Sun Communities Inc., a publicly traded company that has developed over 380 manufactured housing communities and RV parks in the United States and Canada. Sun Communities subsequently advised the City that they were exploring the feasibility of proposing amendments to the approved Master Plan that would keep the total number of dwelling units at 1,334, but would reduce the number of single family residences to 484, reduce the number of multi-family dwelling units to 405, and would add a RV Resort with 415 RV sites and 30 villas.

The City has retained a team of experts to provide advice and assistance on the land use and environmental review processes required to review and consider a revised master plan. HLA, the City's consulting engineers, will provide assistance on engineering and utility issues. Gregg Dohrn, a city planner from Spokane, has over 40 years of experience in assisting Washington communities with the permitting of large-scale development projects and customized environmental compliance strategies. Richard Weinman, from Seattle, specializes in compliance with the Washington State Environmental Policy Act (SEPA).

Based on the advice of the City Attorney, the Kenyon Disend law firm, the City informed Sun Communities that the potential revisions they have under review would constitute a "major

amendment” to the approved master plan, as that term is defined in the Development Agreement. As a result, the proposed revisions will require submittal and review of a formal application to amend the approved Master Plan; the amendment will be subject to public review and comment, a public hearing and recommendation from the Planning Commission, and action by the City Council. In addition, the City determined that a supplemental environmental impact statement (SEIS) will need to be prepared to update all aspects of the original (2002) Final EIS, as necessary, (FEIS) and to assess the potential environmental impacts and required mitigation measures associated with the proposed amendments to the approved master plan. The applicant will bear all costs associated with preparation of the SEIS. This SEIS will also provide the basis for amending the approved Development Agreement and modifying conditions of approval as appropriate.

Although Sun Communities has not yet submitted a formal application to revise the master plan, the City has been getting prepared and is moving to initiate the SEPA process. Most recently, the City selected a team of consultants, led by EA Engineering, Science, and Technology, to prepare the SEIS. The EA Team specializes in the preparation of environmental impact statements for larger scale and complex master plan projects; several members of the team were involved in gathering data and assessing potential impacts associated during the preparation of the original EIS. The members of the EA Team and their areas of responsibility include:

- Associated Earth Sciences, water quality and quantity;
- Raedeke Associates, plants and animals, wetlands and fisheries;
- Landau Associates, air quality and noise;
- Cultural Resource Consultants, cultural resources;
- ECONorthwest, economic and fiscal impacts;
- TENW, transportation;
- ESM Engineering, civil engineering, storm water management, and utilities; and
- EA, land use, housing, parks and recreation, public services, and project management.

The EA Team will begin to gather data before the winter weather sets in. Although the City will require that all elements of the existing EIS be reviewed and updated, a scoping meeting is being scheduled to provide information and an opportunity for written comment.

A formal pre-application meeting between the City and Sun Communities will be conducted to preview their proposed amendments and to identify the application materials that will need to be submitted. The pre-application materials will be posted on the City’s website as will the projected schedule for preparing the SEIS. A Notice of Application will also be published when a complete application is received, and public comment will be An anticipated schedule for the review of the application to amend the master plan and development agreement will also be posted and opportunities for the public to review and comment will be highlighted.

If you would like to receive email notifications of upcoming meetings and events, please send an email to lucy@cityofcleelum.com and you will be added to the City’s email distribution list for this project. Updates and project information will also be available for review at the City’s website <http://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/>