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City Heights Final Environmental Impact Statement

Cover Memo

Environmental Review. This Final Environmental Impact Statement (EIS) is being distributed to agencies, Tribes, public service providers, organizations, adjacent property owners, and individuals with an interest in the City Heights Planned Mixed-Use (PMU) development proposal within the City of Cle Elum Urban Growth Area (UGA), in Kittitas County, Washington. The EIS analyzes the environmental impacts of the proposed action: residential development of 330 acres within the Cle Elum UGA, and 28 acres already within the City limits (358 acres total). Depending on the conceptual land use alternative selected for implementation, a small amount of neighborhood commercial development is also proposed to provide services to residents within the development and visitors (on a scale not intended to compete with downtown businesses).

Final EIS Prepared as a Companion Document to the Draft EIS. The Final EIS includes the Summary, comments received, and the City's response to comments. The Draft EIS includes a more detailed description of the Proposal and Alternatives (Chapter 2), and the environmental analysis: Affected Environment, Potential Impacts, and Mitigation Measures (Chapter 3). The two documents together constitute the Final EIS for the City Heights proposal. Electronic files of the complete content of the Draft EIS, Final EIS and technical reports were reproduced on CDs sent to agencies, persons and organizations on the Distribution List, and are posted on the City's website: www.cityofcleelum.com.

City Actions Required. City actions required to authorize the City Heights development include: annexation of the 330 acres presently outside the City limits; adoption of the PMU Comprehensive Plan land use and zoning designations; approving a planned mixed use master site plan and entering into a Development Agreement with the project proponent; and construction permit approvals. Permits from other agencies will be required, as well. These are listed in the Final EIS Fact Sheet that follows the Cover Memo. The EIS will be used by City decision makers, along with other relevant considerations and documents, prior to taking action on the proposal.

The Proposal and Alternatives. City Heights is a Planned Mixed-Use development proposal. Five conceptual land use alternatives are evaluated in the EIS: four build alternatives and No Action. These are described in detail in Draft EIS Chapter 2. There are two development scenarios within the City of Cle Elum that would be consistent with the request for annexation, rezone, and urban development within the City's Urban Growth Area. If for any reason the annexation action does not occur, the EIS also evaluates two development scenarios within unincorporated Kittitas County. Although each of the four development alternatives has a somewhat different allocation of uses, the most likely to be implemented (Alternatives 1, 2, or 3A) would include: residential neighborhoods with a mix of single-family detached homes, single-family attached dwelling units, and multi-family dwelling units; 20,000 to 40,000 square

feet of neighborhood commercial uses; parks, open space and trails; wetlands and riparian corridors to be preserved; an internal road system and all required infrastructure for water and sewer service, stormwater management, electrical power, natural gas and telecommunications. The range in number of dwelling units between these alternatives is 875 to 985. Alternative 3B would consist of 500 single-family detached homes; no commercial development, no improved parks, trails or open space; and rural utilities. Under the No Action Alternative, it is assumed that the property would remain undeveloped at this time.

Key Environmental Issues. All relevant elements of the environment identified in the Washington State Environmental Policy Act (SEPA) Guidelines for discussion in an EIS (WAC 197-11-444) are addressed in the City Heights Draft EIS. Twelve elements of the environment were studied by scientists, engineers, and specialists in the following disciplines. The technical reports prepared on each of these subjects are included on the CDs of electronic files. Printed copies are available for review at Cle Elum City Hall and the Cle Elum Library.

- Abandoned Mine Lands (coal mine hazard areas risk assessment)
- Archaeological Review and Inventory
- Fiscal Analysis (affect on general government services and public service providers)
- Grading, Drainage and Utilities (water, sewer, and stormwater management)
- Phase I Environmental Site Assessment (potential presence of hazardous materials)
- Preliminary Geology and Geotechnical Investigation
- Visual Analysis
- Wetlands and Wildlife Habitat

There is no comment period on the Final EIS; however, there will be a public review process associated with adoption of the Development Agreement between the City and project proponent. Notice of public meetings will be published in the Northern Kittitas County Tribune.

Your interest in this proposal is appreciated by the City of Cle Elum. If you would like more information about the City Heights proposal and/or the environmental review that has been conducted, please contact Matt Morton, City Administrator and SEPA Responsible Official.



Matt Morton, City Administrator
SEPA Responsible Official