

**From:** [Kistler,Keith D. \(BPA\) - TERR-SICKLER](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 16, 2020 2:08:06 PM

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Thank you for sending the document for review. BPA has a power line right-of-way (ROW) at the northern edge of the proposed development as well as an access road easement that runs through parcels 956732,956734, 956736. Any development in BPA power-line ROW or that would affect our access road easement would need to go through our Land Use Application process. I would help to assist the landowners in this, feel free to send my email and contact information to them. Thank you

*Keith D. Kistler*

*Realty Specialist-Wenatchee District*

*Real Property Services*

*Bonneville Power Administration*

*13294 Lincoln Park Road, East Wenatchee, WA 98802*

*509-886-6085-office*

*509-306-3579-cell*

[kdkistler@bpa.gov](mailto:kdkistler@bpa.gov)

<https://www.bpa.gov/PublicInvolvement/LandsCommunity/Pages/default.aspx>

**From:** [Glenna Green](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 16, 2020 7:41:24 PM

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We do not have the infrastructure in place for a development of this magnitude. Cle Elum needs to learn how to pace growth and plan for it, rather than approving anything that is applied for, because if you add this plus the one out a bullfrog and the one off Columbia Street, that's way too much expansion at once. As well, mitigation should be in place for all the fire dangers first. Egress is a hazard.

Sent from my iPhone

**From:** [Lisa Pearson](#)  
**To:** [Cle Elum Planning](#)  
**Cc:** [Denny Graham](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 16, 2020 10:38:52 PM

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Dear City of Cle Elum Planning,

With regard to overdevelopment planned at City Heights, I demand you hold developers accountable. We plan to hold you accountable for all of this, every single one of you will be held accountable and you only get one opportunity to do this correctly.

City Heights developers must be held financially responsible for all additional infrastructure necessary to serve this population explosion in our community.

City Heights must demonstrate their commitment to this community not just by overbuilding homes in a profit frenzy, but by substantially investing in our schools, Fire, police and roads.

What are you planning to make them contribute toward youth activities and senior care? This community needs a community center and pool.

What are they contributing to affordable housing? This community needs home ownership opportunities for low income families, not just more rentals. True opportunity for investment in a home.

Schools are maxed out. Tax payers are not responsible for an explosion of new residents. How will City Heights be contributing to our schools to accommodate their new resident students? The burden of additional building construction and staff will be solely the developers financial responsibility.

What you're about to do is set a precedent for all developers who come to this town looking for easy money. Don't allow them to take the money and run without Leaving this community better than they found it. How you handle this will be your legacy and you will be either loved and respected or loathed and despised by this entire community. Choose wisely.

Your Voters are watching and we're not paying for this, you will put all this financial burden on nobody but the City Heights Developer, or you will pay with your careers. You work for us and we expect you to set a precedent that aligns with the best interest of this community, not developers.

Lisa Pearson

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**From:** [crystal farnsworth](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Re: City Heights  
**Date:** Thursday, September 17, 2020 6:23:45 PM

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To Whom it May Concern,

Our household lives at 411 Meadow Ridge, Cle Elum. We are concerned about what looks like a hiking trail, running along our property line. Having bought into a Trailside gated community this is quite the surprise.

Also, we noticed that Deer Creek is not on the City Heights map mailed to our home. Was Deer Creek included in the Environmental Review?

Trailside has used Meadow/Cle Elum Ridge roads for construction traffic to their new development-Forest Ridge. A recent stop order by the county ended that. It was tearing up the poorly constructed roads in our neighborhood. It seems there is a lack of respect by Trailside towards local communities which can be damaging to infrastructure and property values.

Placing a hiking trail to follow our property line, on property we purchased because it was gated and kept our children safe, seems very disingenuous.

Looking forward to your response. Thank you.

Sincerely,

Jeff Deline  
and  
Crystal Farnsworth

**From:** [Art Ratcliffe](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Party of Record for the City Heights Project  
**Date:** Friday, September 18, 2020 5:52:34 PM

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Please add me to the list to be party of record.  
I own property abutting the City Heights Project.

Thank you.

**Art Ratcliffe**

*Mendota Hearth Products*

206.348.5046 -Cell

[CADdetails for Architects](#)

[www.mendotahearth.com](http://www.mendotahearth.com)



**From:** [Freida Ellison](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights Development  
**Date:** Friday, September 18, 2020 3:46:57 PM

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I would like to receive email notices of actions and plans regarding City Heights development.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** [Heide Pritchard](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Development in Cle Elum.  
**Date:** Friday, September 18, 2020 10:45:59 AM

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Dear City of Cle Elum Planning,

With regard to overdevelopment planned at City Heights, I demand you hold developers accountable. We plan to hold you accountable for all of this, every single one of you will be held accountable and you only get one opportunity to do this correctly.

City Heights developers must be held financially responsible for all additional infrastructure necessary to serve this population explosion in our community.

City Heights must demonstrate their commitment to this community not just by overbuilding homes in a profit frenzy, but by substantially investing in our schools, Fire, police and roads.

What are you planning to make them contribute toward youth activities and senior care? This community needs a community center and pool.

What are they contributing to affordable housing? This community needs home ownership opportunities for low income families, not just more rentals. True opportunity for investment in a home.

Schools are maxed out. Tax payers are not responsible for an explosion of new residents. How will City Heights be contributing to our schools to accommodate their new resident students? The burden of additional building construction and staff will be solely the developers financial responsibility.

What you're about to do is set a precedent for all developers who come to this town looking for easy money. Don't allow them to take the money and run without Leaving this community better than they found it. How you handle this will be your legacy and you will be either loved and respected or loathed and despised by this entire community. Choose wisely.

Your Voters are watching and we're not paying for this, you will put all this financial burden on nobody but the City Heights Developer, or you will pay with your careers. You work for us and we expect you to set a precedent that aligns with the best interest of this community, not developers.

I couldn't say it any better, than Lisa, but I would like to add, I just moved here from Covington, Wa. I saw this happen to that City. They let people come in and build their housing, stores, etc. without looking at the impact it would have on traffic and community. It was awful and that is why we left! It wasn't safe to drive, walk or bike. They thought of money first and not safety of community. The developers came and left us with a mess. They had them put in MINIMAL traffic revisions, which led to risky maneuvers by others to by pass it. It drove up pricing and taxes for people to where they had to move because they could no longer afford their homes and developers left brand new empty buildings, and a traffic nightmare. Make them pay for the roads and the impact it would have on this community and schools. Fix up what you have!! Put kids and community first!!

PLEASE DON'T DO THIS TO CLE ELUM!! I'm begging you.

Heide Pritchard  
Sent from my iPhone

**From:** [Art Ratcliffe](#)  
**To:** [Cle Elum Planning](#)  
**Cc:** ["Molly Ratcliffe"](#)  
**Subject:** City Heights Public Comment- Ratcliffe  
**Date:** Sunday, September 20, 2020 12:10:58 PM

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Thank you for taking the time to consider public comment.

I am a property owner on Summit View Road, whose property adjoins the City Heights project. My property will be next to the access road and pod E.

We are in the process of building our primary residence on Summit View, so I will be a full time, direct neighbor to this project.

I am in favor of this project, and understand it's need to manage current and expected growth of Cle Elum.

I do have questions or concerns after I have read through the public documents posted to the City's website.

- Initial Primary access for City Heights construction and residence will the S-Curves of Stafford-5<sup>th</sup>- Reed.
  - I encourage a priority placed on creating the west access from SR903.
    - This will create an excellent wildfire defense, School access, EMS access and creates a more reasonable Haul Route than the residential, S-curve route up Stafford currently proposed.
    - This will create safe alternatives for daily access for City Heights and Summit View residence, and reduce interaction between residents and large construction vehicles.
    - This will provide flatter, safer winter access to City Heights- rather than funneling all traffic through the steep, residential S-curves.
  - I understand west access from SR903 is a "potential" access, but only under "Alternative 1".
  - I encourage a requirement put on that access for this project to move forward- regardless of which alternative is adopted, and at the front of the project, not accepted as a potential or at a later date.
- I understand a desire of this project is to also drive retail and services to the downtown core, yet I see no provisions for a pedestrian sidewalk(s) to be established between City Heights and the core.
  - This is needed for safe pedestrian access to downtown businesses and services- for both full time residences, and the part time or rental segment of City Heights.
  - This is especially important as this project buildout is expected to take 10 years- increasing the opportunity for pedestrian/ bike interaction with large, construction vehicles.
- The development agreement mentions the potential of up to 20 on site wells.
  - Would this access the same aquifer as the Cle Elum Ridge residences?
  - If so- there are many dry and low-producing wells across the ridge. How will these commercial wells contribute to the water shortage for existing residents?

- The county is now requiring metering on new residential wells. Would City Heights be subject to the same metering/ restrictions of square footage of irrigations that the county is putting on residential wells? (275 gal per day domestic use +25 gal. per day for irrigation of up to 500 Sq ft.)
- The develop agreements makes provision for one time tenders for various services: Education, EMS, Police, Public works, etc.
  - Are these one time tenders going to be inflation adjusted since the original agreement was made over 9 years ago?
- The development agreement recognizes the creation of light/ glare pollution. The public will be eager to see specific steps that will be taken to minimize this impact.
  - The agreement mentions that putting high density residential and commercial areas at the summit of the heights to reduce light glare.
    - Wont putting such items at the top of the Heights serve to increase light intrusion to the Cle Elum core and to the surrounding hillside residence? It seems putting high density lighting lower in the trees would dampen the effect of light pollution.
- I did not see the safe merge from the existing Summit View Road and the new Summit View Drive addressed. I wonder if a round-a-bout at the intersection of Summit View Road and the City Heights road heading to Pod E would serve to protect all residents.
- Alternative 1 only provides for 10K commercial space and 10K of office space. That does not seem like enough to serve between 1 and 2K new residents/ renters.
  - It seems the 40K commercial in alternative two would be more appropriate.
- The developer sees opportunity for up to 50% non-owner occupied/ rentals. When will stake holders see the specific CCR's for property owners of City Heights? We want to insure that this project adds to the desirability of Cle Elum as a vacation and residential location- not detract.
- When will we learn of the timeline of this, and the 47deg. North projects?

Thank you for taking the time to hear our concerns and questions.

Art Ratcliffe

Mailing Address:

1505 NE Iris St  
 Issaquah, WA 98029  
 206.348.5046

Property Address:

871 Summit View Road  
 Cle Elum, WA 98922

**From:** [Stephanie Haag](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Sunday, September 20, 2020 8:11:06 AM

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To Whom It May Concern,

My name is Stephanie Haag and I live at 109 W 2nd St., Cle Elum and I would like to submit a comment regarding the City Heights development Phase 1.

I think that there will be numerous opponents to all phases of this development as it seems as though many people do not want Cle Elum to change. I am not one of them. I think it is exciting to see Cle Elum expand and upgrade. However, the City Heights Phase 1 plan does raise some concerns.

I would like to express 2 primary concerns. First is regarding infrastructure, primarily traffic, and the second is regarding public versus private use of space.

Regarding infrastructure: To my knowledge, the City of Cle Elum is already experiencing concerns regarding water, sewer, and traffic issues. Adding 68 residential lots would make this an even greater issue. Focusing only on traffic, for example, I am greatly concerned by the amount of traffic located on 903, particularly between Bullfrog Rd and Oakes Ave. Adding this many homes would increase traffic on 903 with or without an access road directly connected to 903. Until 903 is 2 lanes in each direction, I do not support adding any more traffic to it, if at all avoidable. The traffic accessing the new homes in Phase 1 would be concentrated on Oakes and Stafford. The intersection of 2nd and Oakes is already dangerous and additional traffic at that intersection should be avoided at all costs, at least until a fully functioning 4-way traffic light can be installed. The hill going up Stafford is walked by residents of Cle Elum and with no sidewalk or path, it is dangerous with its current traffic levels. The residents living on/near 6th Street and the neighboring streets in that area have chosen to live there because it is outside of the downtown core, while still in city limits - they no doubt enjoy their quiet neighborhood. Focusing the traffic for an entire new development of this size on so few roads will cause a major change to those residents and those resident's children, and not for the better. Even when the access road on Montgomery is used, there are still too few access points to support this many homes. Walking a stroller around town between 2nd and 6th Street right now already requires me to walk on the street because of poor sidewalk conditions or lack of sidewalks. Adding this much traffic will create a situation even more dangerous. Please consider additional access points, as well as expanding current roads (such as 903) prior to the establishment of a development of this size.

Regarding public versus private use of space: When I first saw the plans for the City Heights development, I was excited because I saw that it includes numerous parks and trails. Then I read the line that says, "...amenities for use by the residents of the subdivision." Creating separate space for some residents that cannot be used by other residents does not seem like something our town will want to support. I enjoy utilizing Suncadia's many trails, playgrounds, dog park, and so on... If Suncadia residents and guests can share with our town, I think residents of this new development should do the same. #CleElumStrong and #StrongerTogether means living and acting like we are one community. That being said, I think it is okay if they establish a private pool or gym facility. But parks or trails of any kind should remain available to the public. If the public is going to bear the brunt of additional traffic and other increased concerns, we should reap the benefits from it as well.

Thank you for taking the time to consider my comments. I am overall excited about the new upgrades Cle Elum has received and continues to strive for. Thank you for building us up in a way that aims to help all residents.

Stephanie Haag  
503-347-7006  
109 W 2nd St.  
Cle Elum, WA 98922

**From:** [Jon Wood](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights Project  
**Date:** Monday, September 21, 2020 3:41:05 PM

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Please send me emails for all notifications including any city meetings regarding the City Heights project. I currently own a 21 acre parcel in Section 23 at 2270 Big Tail Road.

Thank you

***Jon A. Wood***

*Co-Founder/EVP*



**American Capital Group**

*15 Lake Bellevue Dr., Suite 200*

*Bellevue, WA 98005*

*Ph: 425-455-2433 | Ext: 254*

[jon@acg.com](mailto:jon@acg.com) / [www.acg.com](http://www.acg.com)



Steve Jones  
509 W 6th  
Cle Elum  
9-20-20

By \_\_\_\_\_ Planning Dept.

I would like to submit my comments on the proposed City Heights subdivision.

This expansion to Cle Elum will significantly alter our small city as we now know it.

Careful thought and planning must be made for the growth of Cle Elum without changing it in a negative way.

The addition of R 960 some "dwelling units" is a huge expansion. I realize that growth will happen and is necessary, but please don't let some outside entity push us into something we lose control of.

Let's plan this subdivision as its own unique place and not just tack it on to our beloved neighborhoods and turn them into a huge mindless sprawl.

The proposed access plan for this new community will run from 2nd Street up Stafford Ave. and thru the 7 Hill neighborhood. The streets affected on 7 Hill will be 5th Street, 6th Street, Reed Street and Steiner Street, with the exception of Park Street,

all of the streets in the 7 Hill neighborhood will be affected in a very negative way.

Let me back up a little and talk about what happened when the Olsen Bros planned their development up what is now Summit View Drive off of West 8th Street. There was a lot of concern and discussion about the impact of the additional volume of traffic that would be going thru the 7 Hill neighborhood. That development consisted of mostly twenty acre lots and construction of these parcels are still continuing. The added traffic from these parcels is not that bad even with the added construction traffic, which sometimes is quite low.

But now we are talking about an additional 900 plus dwellings to be added on the north side of West 6th Street. These 900 plus dwelling units will have many roads and side streets to access them, with every thing coming of from 6th Street in the 7 Hill neighborhood

This development sprawl and

the volume of traffic coming and going from this proposed subdivision will ruin the beloved neighborhood and will be a nightmare for the entire section of Cle Elum adjacent to West 2nd Street and Stafford Ave.

A while back the city held discussions on proposed townhouses on the north side of West 6th

Street on 7 Hill. I mentioned to Lucy Temple about the steep and winding streets leading up to the 7 Hill and Hillcrest neighborhoods. In the winter time these streets can be slick with snow and ice. The city crew does a very good job of sanding them, but during snow storms it is impossible to always keep these streets snow free. School buses don't come up these streets - Stafford and Oaks - because of these conditions.

There are no sidewalks on these two streets, so children that ride these buses have to walk on the steep, icy streets to and from the bus stops. What will it be like for all of this additional traffic - vehical and foot, going up and down these snowy, curvy streets from 900 plus dwellings?

③

There is talk about widening Stafford and adding sidewalks - but how? I don't see any room available to do this. If a project like that were to be accomplished, it would have to be widened considerably.

I have a solution for this whole mess. Direct the traffic to and from this proposed development off of Hiway 903 onto Alliance Road by the Cle Elum / Roslyn School.

In addition to extending a road system to this project, leave a timbered buffer zone between 6th Street and this proposed development. This way the 7 Hill neighborhood and this subdivision will have their own identities and won't interfere with each other. With a project of this magnitude, this road system could be affordable.

How about the Number 7 mine area? I would think that it would have some sort of a historical significance.

Are all of ~~the~~ the proposed 962 units single family dwellings or are there also multi family dwellings included in this plan?

(4)

If there are multi family dwellings planned, are they listed as a single unit or as multi units?

With growth everyone will have to bend a little for the advantage of everyone. Let's not destroy existing, loved neighborhoods for the sake of profit and ugly dangerous sprawl.

I would like my comments to be placed on record regarding this application for the City Heights Plan.

Thank you for giving me this opportunity for sharing my opinions and thoughts on this proposed plan.

Sincerely,

Steve Winters

Nancy A Jones

509 W 6<sup>th</sup> Street

Cle Elum WA 98922

509-674-5921

September 21, 2020

City of Cle Elum  
119 W 1<sup>st</sup> Street  
Cle Elum WA 98922



Planning Department – Lucy Temple

I would like to express my concerns regarding the proposed City Heights Development.

I have been a resident of the #7hill neighborhood since 1987. My husband and I chose this location due to its small footprint that even though is within the city limits of Cle Elum, is a secluded and quiet place to live and raise our children. This neighborhood is unique and has a personality all its own and deserves to remain unique.

Could not a green belt or buffer be built between W 6<sup>th</sup> St and the proposed development, to ensure that our neighborhood retains its identity, and allow the new neighborhoods establish their own unique identities as well? I realize that growth and development must and will happen. But at what price? In this case it seems that the quality of life of those of us in the #7hill neighborhood is what is at stake.

Over the years we have seen an increase of traffic on the streets in our neighborhood that is associated with development accessed by Summit View Road, with the feeder streets to Summit View being Stafford, W 5<sup>th</sup>, Reed and W 6<sup>th</sup>. This increase in traffic has affected the neighborhood minimally. More than 900 homes are now being proposed that will be accessed by these same streets and will have a massive negative impact on our neighborhood and our quality of life.

Regarding Stafford, W 5<sup>th</sup>, Reed and W 6<sup>th</sup>, these streets are narrow, winding and steep in places. The corner at Stafford and W 5<sup>th</sup> is a "Near Miss" each time vehicles pass. Oakes Avenue is the other access to this area and is also, winding, steep and narrow. Both access routes are considered too hazardous for school buses. Children who live in the neighborhood walk to W 3<sup>rd</sup> to catch the bus. Up and down Stafford and Oakes, with no sidewalks, Spring and Fall are dangerous to say the least; Winter is hazardous.

Both Stafford and Oakes will need to be reconstructed to alleviate the hazardous conditions. Would not an access route that originates near the School, using Alliance Road make more sense? This would provide a direct route for buses and parents to and from school and would greatly reduce the traffic through our unique neighborhood.

The #7 mine area is a unique historical area and should be preserved as such. Not swallowed up by development. The Wash House foundation remains in place at the intersection of Summit View and W 6<sup>th</sup> and offers a perfect location for a park and interpretive site to highlight mining. Have cultural surveys been done? Has the Yakama Nation been consulted?

The adjacent slag pile is historic as well. Speaking of the slag pile, what is the possibility of contaminants, even toxic waste being in the soils adjacent to the slag pile? Have studies been done to assure the area is safe for homes?

What about the wetland? The area west of Summit View is a wetland and is underwater for several weeks each spring and is home to various species of frogs, salamanders as well as nesting grounds for ducks. What mitigation is taking place to protect this wetland?

Speaking of water, what about storm water runoff during precipitation and the spring thaw? Since Summit View has been paved, there have been isolated events related to both rain storms and snow melt where water was running down 6<sup>th</sup> and Steiner Streets. This water was flowing directly from Summit View Street.

I want to be clear that I understand that growth must happen, and development must accompany growth. But please consider the lives and values of existing residents. Cannot a solution be rendered that would allow both the inevitable growth to take place while allowing existing homes, lives and ways of life to continue? My suggestion is merely a green belt between neighborhoods and alternate access.

I ask that careful thought and consideration be given to this plan. There are options that can achieve the goals of the existing residents, the developers and new residents.

Thank you for your consideration

Nancy Jones



cc

Mayor Jay McGowan

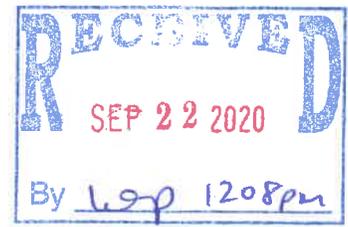
City Administrator Robert Omans

City Clerk Kathi Swanson

City Council Members Glondo, Ratliff, Williams, Holz, Harper, Lundh, Weaver

Planning Dept. / City Heights

To Planning Commission;



As what has previously been brought to the attention, and discussed with the planning commission concerning multi-unit housing on seven hill, there is no adequate access for additional traffic to this area. Stafford St. is not able to handle more traffic. The school buses are not allowed to commute to the top of the hill and the kids are required to walk to the bottom of the hill in the middle of winter conditions to board the bus. It is absurd to think that 68 unit housing farther up the hill, even further from the bus stop, with the additional traffic in the winter ice and snow conditions is a safe and acceptable situation.

It is the financial responsibility of the developer to pass, with city councils approval, a plan for safe, reasonable access to such a sizable project. It is also the developers responsibility to PAY for the construction of said access! Not the local tax payers!

We see nothing in these documents indicating a reasonable solution to traffic access to this project. Access that will require using city streets.

It should make no difference at this date that the developer has permits dating back to 2011 granting permission to continue with the project when the property has since been annexed into the city of Cle Elum and is no longer under the county's jurisdiction. This project should now require being permitted by the city council under recommendation of the city planning commission. This should also require a public meeting, regardless of any pandemic issues, as the true concerns can not be expressed electronically or on paper.

There are some discrepancies on the map of some concern to me. I indicated on the map enclosed where the actual wetland is bordering my property. Note that the developer recently took a soil sample with an excavator from this area. Well within the 100' boundry of the creek.

Winter/Spring water run off is a major concern as we and several neighbors have been flooded in the past after the construction of Summit View Drive and the major portion of this development is on the 30/45 degree slope, hill side above the run off creek and properties to the west end of 6<sup>th</sup> street.

Other concerns include septic, sewer, and water. I assume that this will require connecting to the city's existing systems? How do county permits provide legal access to the city sewer system? There is no well water available in this described area for such a large project. I'm sure back in 2011 this was of no concern to the county commissioners as there was a county wide building moratorium due to lack of ground water.

Our major concerns are for safe and adequate access and the fact that the developers permits are out dated and obsolete. Some things were not taken into account at the time of permitting. The developer is only concerned with satisfying his Boston investors whom have no regard for local citizens or our situations only their \$!

This project will be within the city limits and needs to be permitted and governed by the city not the County!

Jeri and Scott Runyon  
712 west 6<sup>th</sup> St.  
Parcels # 523935 and 152036



RECEIVED  
 SEP 22 2020  
 By WUP 1208pm



- DEVELOPMENT AREAS**
- AREA - A
  - AREA - B
  - AREA - C
  - AREA - D
  - AREA - E
  - AREA - F
  - AREA - G
  - AREA - H
- PATH TYPES**
- SKYLINE TRAIL
  - MULTI-USE PATH
  - MOUNTAIN BIKE TRAILS
  - HIKING TRAILS
  - ACCESS TRAIL
  - ACCESS ROAD OPTIONS



I am writing about the potential plan for the City Heights development on the Cle Elum ridge. This plan should be brought to a public hearing. The tax paying citizens of this town should be able to voice their concerns and opinions. The public hearing should be an in-person hearing and therefore should be held after the Covid 19 restrictions have been lifted. This is to give the citizens who don't have access to virtual meetings a chance to express their concerns.

Thank You,

Name: *Bobbie Leonhard*

Address: *605 W. 6<sup>th</sup> St.*

Date: *9-22-2020*

Signature: *Bobbie Leonhard*

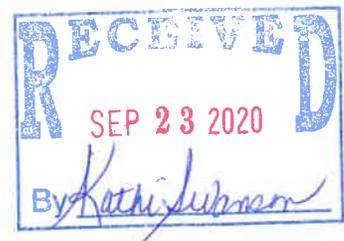
Mail to: *City of Cle Elum - planning Department / City Heights*

**City of Cle Elum**

**Attn: Planning Department/City Heights**

**119 West First Street**

**Cle Elum, WA 98922**



To: Planning Department City Heights  
Date: Sept. 20, 2020



It is with great concern that I am writing this letter regarding the potential plan for the City Heights development on the Cle Elum ridge. I have lived at my Sixth Street residence for the past 38 years and the impact of the proposed development would be devastating to our existing neighborhood.

One of the many concerns I have would be the safety and environmental impacts for our citizens. It is irresponsible to think that Stafford Street and connecting roads on 7 Hill will be able to accommodate such an influx of construction traffic and an increase in general public traffic. Right now the hill already presents safety hazards with current road conditions, blind narrow corner and extensive lack of weed control. Now that there has been a guard rail put in place that has added potential problems for snow removal creating a greater threat for accidents. The roads in the spring will not withstand the weight that construction vehicles would create and road maintenance. There is also an increase risk to pedestrians entering and leaving the Coal Mine Trail. The traffic flow is simply not feasible or realistic! The obvious environmental impacts would be noise pollution, dust control, erosion and destruction of animal and plant habitats.

I am also concerned about the preservation of our local history regarding No. 7 mine. Is the committee aware that there are still existing artifacts and remains of the No. 7 mine across from Sixth Street? We as a community should use our historical past as an asset not cover it up with asphalt and concrete. As a retired school educator in our community I see this as a wonderful opportunity to partner with our school district in preserving and maintaining our local history and making No. 7 mine a landmark while advocating being good stewards of our community.

One of my greatest concerns is the fact the applicant is disputing the public the right to a hearing. This should raise numerous red flags and that in itself is very suspicious demonstrating a lack of respect and consideration of our citizens.

Finally it would be naïve to think that change in a community will not happen, but I implore the committee to take my thoughts in to consideration with careful planning that creates positive outcomes for our community and proper protocol.

*Carolyn Jones*  
Carolyn Jones

I am writing about the potential plan for the City Heights development on the Cle Elum ridge. This plan should be brought to a public hearing. The tax paying citizens of this town should be able to voice their concerns and opinions. The public hearing should be an in-person hearing and therefore should be held after the Covid 19 restrictions have been lifted. This is to give the citizens who don't have access to virtual meetings a chance to express their concerns.

Thank You,

Name:

Carolyn Jones

Address:

511 W. 6<sup>th</sup> St. Cle Elum Wa.  
98922

Date:

9/22/20

Signature:

Carolyn Jones

Mail to:

City of Cle Elum  
Attn: Planning Department/City Heights  
119 West First Street  
Cle Elum, WA 98922

**From:** [Corinna Bolender](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights Project  
**Date:** Wednesday, September 23, 2020 10:35:04 PM

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I saw that potentially you could make an appointment to look at more detailed larger plans at City Hall, is there also someone that can go over these and respond to questions as well?

There is so much detail here it really would be helpful for a public open house where some of this detail is presented and questions can be asked?

I am also very surprised that no one in the Vistas received these dockets when it appears that Summit View Rd is moving which would impact everyone in the Vistas and am thinking the notices should be expand to the Vistas and subdivision below if it wasn't distributed to these property owners (Berry lots).

The colored map that was sent out doesn't seem to indicate the movement of Summit View Rd, but did see it on some of other documents.

On one document I saw road grade for the new section of Summit View but am unclear how this compares to existing road as saw there was some steep slope areas the new road may be going over or adjacent to. There are currently at least two areas of summit view where people regularly go off the road at minimum one car per year in winter, but typically more. With the addition of so many more homes I expect these numbers to drastically increase if any of the grades/road design is similar and I am hoping this will be mitigated as much as possible.

What is the vegetation plan around the new road, will there be less trees near the road to allow the sun to melt the ice and keep vegetation away from the road surface as well as allow clear visibility a good distance ahead? I am assuming the city would maintain this section in the future if this will be annexed and understand budgets are limited. Currently there are problems with several inches of ice on the lower section of summit view road due to trees and shade and much vegetation growing into the road ruining the road surface and eroding it. In other areas there is heavy brush that needs to be managed regularly to allow visibility around corners etc. Will this be addressed in the future plan with the new road? Is there detail on the design of the new Summit View Drive in regards to road base and asphalt thickness etc. with good shoulder for walking/biking? Again I know the city has limited budget for maintenance so it would be good to build this right from the start vs having a lot of road repairs in the future due to sinkholes, poor water drainage, inadequate road base etc. Will the developer be maintaining this and keeping the road up to good standards and clear of debris throughout the construction process? Will most of the construction traffic utilize the old summit view road and at which point would the new summit view road be available and the old road decommissioned as sounds like it is converting back to gravel? Will the old road remain open as a fire evac route in emergency? With a lot more cars it will take a lot longer to get out of there in an emergency. It also appears there is another access that will be coming in from 903/2<sup>nd</sup> street, when will this be installed in relation to the development and is there a grade/design map for it and will everyone have access to this road?

Also I am having a hard time seeing and understanding what is happening to the existing bike park, trails and parking?

- Are any of the trails/bikepark impacted and if so what is the current and future plan - is there a visual depiction so we can clearly understand the impact?
- Will there be more parking to prevent people from parking on Summit View Rd with signs to prevent roadside parking and towing enforced?
- How many trail crossings will be crossing the new summit view drive and will there be culverts or something to allow bikes and animals to pass underground to mitigate vehicle/user/animal impact?
  - I saw a possible elevated foot bridge but this won't be of use to mountain-bikers using trails or animals
    - concerns on height of foot bridge for delivery of larger items such as trusses, well trucks (especially since wells are very problematic in vistas and may need redrilled 100s of feet, one dry well at 1000 feet and unclear what types of equipment may require access), cranes, etc.
  - is there a drawing of where Summit View road/Drive intersects current or planned bike park/other trails and where in the overall trail flow this occurs
- Will there be signs for hours of use for bikepark, ideally limited to daytime to curtail illegal activity that currently is taking place?
- Will there be signs disallowing camping and fires as already had to out fire earlier this year?
- Will there be clear signs indicating trail map and direction of travel (if applicable) and no pedaling up and down Summit View road for easier access or bike shuttle to prevent bike/vehicle impact unless you are actually commuting by bike
  - Currently some of the designated trails require use of summit view rd which is very poor design and produces vehicle conflict and potential lawsuits and can be easily and quickly mitigated
    - No up trail to ratpac logging road climb currently, from bike park need to pedal up road unless utilize bottom of ratpac trail through bike park which really is designated one way/downhill
    - People also pedaling up to the 2<sup>nd</sup> silver gate on right for easier climb to top of bike park vs. using designated climb trail that may be a bit steeper

Has anyone studied the elk migration pattern? When reading I saw notes of a study that reported minimal wildlife impact and perhaps I am missing a section or the study was performed at a time when the elk weren't frequenting the area? For many days of the year there are 50-100 elk that travel through this precise area and am trying to understand the impact of this once very dense development is in this area.

What internet services will be available to this area, will Inland extend fiber service to this area? Currently Symplified and the other provider in the area is already struggling with the Vistas capacity and we need to ensure the new homes don't further degrade this service to a point where it is unusable.

Is there currently only single family homes going in or also multi-family? If multi-family will there be bear proof garbage containers and bear aware programs to new residents?

How many trees are being cut down by this development and what study has been done on the road

noise to ensure this is not increased based on this development. Fortunately, it seems there is a good percentage of work being done under powerlines and in meadows but still expect a good number of trees will most likely be impacted. You hear a lot more road noise in the Vistas than you do on city streets which are much closer to the highway. Has anyone been working with WSDOT to extend the quiet asphalt on I-90 through Cle Elum to mitigate this and perhaps augment with some other firewise landscaping to help with noise, offset fumes and keep the look of mountain community?

I would also like to be added to the direct communication roster.

Thanks, Corinna  
425-943-0000

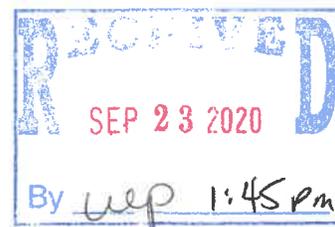
I am writing with great concern about the potential plan for the City Heights development on the Cle Elum ridge. This plan would change our community forever. The fact that this plan is not being put forth to a public hearing is outrageous. We have only been given 14 days to voice our concerns about a development that will impact multiple small neighborhoods in our town. There has been no information given to the public on environmental and infrastructural impacts that would effect the community. The roads would see a massive increase in traffic with construction equipment such as dump trucks, cement trucks etc. Is there a plan on how 6<sup>th</sup> Street and Stafford Street are going to carry the load of this traffic? Stafford Street would become a nightmare for residents, it is already narrow enough coming up and down the hill to 5<sup>th</sup> and 6<sup>th</sup> Streets, we don't need heavy equipment too. Also another area of concern is the remnants of No. 7 Mine which is located near 6<sup>th</sup> Street. Another negative side effect of the housing development on our community is the covering up of our history. Many historic mining sites are now paved over, buried, and inaccessible to the public. This community cannot afford to lose any more artifacts of its past when already so much of the history has become forgotten or buried over time. The No. 7 mine opened near the turn of the century and closed just before the Second World War. Not much is left of the once-thriving mine. The foundation of the washhouse is still visible today. The second site is where the entrance of the main mine shaft was. The shaft has since been buried for public safety, but this location is apart of our history and is what helped build this community and should be protected. The third site is the large tailing piles left behind by the mining operations nearly a hundred years ago. The rock that was once hundreds of feet below the surface is now tree-covered hills that stand as monuments to our past. We should learn from our neighbors in Roslyn who have done so much in preserving their history and their town's integrity.

So many questions and concerns and the absolute minimum opportunity was provided by the City of Cle Elum to hear from their own citizens, this is disgraceful. The fact that City Heights doesn't want this plan to be brought forth to a city hearing should raise enough red flags for the City of Cle Elum. I shouldn't even have to take the time out of my day to write this letter. Very disappointed on the lack of effort by the City of Cle Elum.



Evan Jones

511 W 6<sup>th</sup> Street  
Cle Elum, WA



I am writing about the potential plan for the City Heights development on the Cle Elum ridge. This plan should be brought to a public hearing. The tax paying citizens of this town should be able to voice their concerns and opinions. The public hearing should be an in-person hearing and therefore should be held after the Covid 19 restrictions have been lifted. This is to give the citizens who don't have access to virtual meetings a chance to express their concerns.

Thank You,

Name: James Stueheli

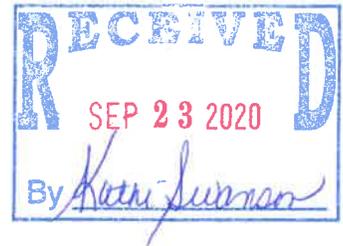
Address: 515 W. 6<sup>th</sup> ST. Cle Elum

Date: Sep 21 2020

Signature:



Mail to:



City of Cle Elum  
Attn: Planning Department/City Heights  
119 West First Street  
Cle Elum, WA 98922

I am writing about the potential plan for the City Heights development on the Cle Elum ridge. This plan should be brought to a public hearing. The tax paying citizens of this town should be able to voice their concerns and opinions. The public hearing should be an in-person hearing and therefore should be held after the Covid 19 restrictions have been lifted. This is to give the citizens who don't have access to virtual meetings a chance to express their concerns.

Thank You,

Name: Kelly Vallone

Address: 515 W 6th Street Cle Elum

Date: Sept. 21, 2020

Signature: 

Mail to:

City of Cle Elum  
Attn: Planning Department/City Heights  
119 West First Street  
Cle Elum, WA 98922



**From:** [Michael Mankus](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights Property  
**Date:** Wednesday, September 23, 2020 8:11:56 AM

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As a property Owner of 708 West 6th Street in Cle Elum since 1972 my concerns of this development are with so many dwellings.

Ingress and egress access to Summit View from lower Cle Elum Streets, only Oakes or Stafford are available so far. There needs to be more access available. Stafford and Oakes will not handle the traffic, with the new homes above Summit View now the hair pin curve on top of Stafford is an issue at this time. Just adding new access to Reed and Steiner Streets will not solve the problem.

Concerned about developer not wanting any Public input. If you are going to develop property why not get concerns of property owners and make your project not impact owners in a negative way.

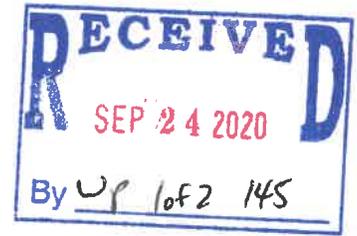
With so many homes being proposed in the higher level are the ones in the lower levels going to be safe, with winter run-off or earth work being done for construction.

I have no problem about new development, it just needs to be done correctly and with respect to the Home Owners that have homes in this area.

Thank You

Mick & Teresa Mankus

TO: LUCY TEMPLE  
CITY OF CLEELUM PLANNING DEPT  
FROM: JOHN & JUDY WALDENMAIER  
SUBJECT: CITY HEIGHTS PHASE I  
DATE: SEPT. 24, 2020



my husband and I are homeowners residing at 802 W. 6<sup>th</sup> St since 1991 and I was born and raised in Cle Elum,

We are opposed to the City Heights proposed development above 5<sup>th</sup> & 6<sup>th</sup> Streets that is going to radically change our small and peaceful town into a METROPOLIS. Cle Elum does not have the police force, city crew and equipment, fire department, school system, and grocery and retail stores to handle this huge increase in population.

also of concern are adequate and safe access roads to this development. Stafford, Oakes and Summit View Streets are steep, narrow and very icy and dangerous in the wintertime.

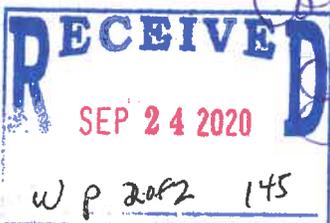
Of further concern is the danger of landslides and water run-off onto the property below on 5<sup>th</sup> and 6<sup>th</sup> Streets. Also our beautiful scenery, tree line, and wild life will all disappear. We will now be just another Seattle suburb.

In conclusion, it is essential and mandatory that we have public hearings on this development that is proposed and subject to change to voice our opinions.

Our City of Cle Elum Council also should be allowed to review and approve this proposed City Heights development.

Concerned Homeowners  
(BRESKO)

Jahn and Judy Waldenmaier



**From:** [Rob and Mary Witters](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Party of records  
**Date:** Thursday, September 24, 2020 11:20:55 AM

---

Hi Please put us on the party of records for the city height project.

Robert & Mary Witters 425-754-4873

Sent from [Mail](#) for Windows 10

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Lucy Temple](#)  
**Subject:** Add WDFW Scott Downes to planning notifications  
**Date:** Friday, September 25, 2020 7:31:39 AM

---

Lucy,  
Can you add me to the notification list for Cle Elum planning (so same notices you send Jen and Elizabeth)?

Thanks,

Scott Downes  
Scott.Downes@dfw.wa.gov

Sent from my iPhone



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**  
South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

September 25, 2020

City of Cle Elum,  
119 West First Street  
Cle Elum, WA 9892  
Attention: Planning Department

Dear Planning Official:

**SUBJECT: WDFW COMMENTS ON CITY HEIGHTS PROPOSED PHASE 1**

Thank you for the opportunity to comment on the proposed Phase 1 for the City Heights development. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and associated fish and wildlife habitat critical areas. Specifically, in the Phase 1 application, there are two areas that affect fish and wildlife habitat critical areas. Those areas are the Type F (fish-bearing) stream that crosses Summit View Drive and preserving wildlife habitat in proposed open space. These areas are the focus of our comments, outlined below.

- **Work in streams.** Summit View Drive crosses a Type F stream. Any work on water crossings (installation, removal or maintenance), for this road would require a hydraulic permit; either through WDFW or as part of a Forest Practices permit administered through Washington Department of Natural Resources (WDNR). The expectation from WDFW is that proposed water crossings on this road would be fish passable and work would be permitted under the Hydraulic Code. WDFW is happy to provide guidance on proposed design of such water crossings.
- **Wildlife habitat in open spaces.** Phase 1 includes an open space referred to as “Park #3, Red Rock Open Space”. In the City Heights Annexation and Development Agreement, Appendix H Wildlife and Habitat it states that areas are set aside for open space, natural areas, parks, recreation areas, village greens, commons or public assembly areas, or otherwise undeveloped space. While, WDFW understands the demand and need for recreation, areas of heavy recreation are typically not conducive towards functional wildlife habitat. Thus, WDFW requests that areas of the proposed open space are set aside from areas of heavy recreation to properly mitigate for the loss of wildlife habitat through the development of City Heights. WDFW would be happy to provide further guidance on design of the open space to provide functional wildlife habitat. Other aspects of the development agreement Appendix H such as replanting with native species, wildlife proof garbage containers and limiting construction noise to daytime hours that have less wildlife movement are measures supported by WDFW.

September 25, 2020

Page 2

Thank you for the opportunity to comment on this project and look forward to working with the applicant on the issues raised above. If you have any questions, please call me at 509-607-3578 or email me at [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov).

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes  
Habitat Biologist

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** WDFW Comments on Proposed Phase 1 City Heights Development  
**Date:** Friday, September 25, 2020 10:58:05 AM  
**Attachments:** [WDFW Comments on Proposed Phase 1 City Heights Development.pdf](#)

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Attached please find WDFW comments on the Proposed Phase 1 of the City Heights Development.

Thank you,

***Scott Downes***

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
[1701 South 24<sup>th</sup> Ave](#)  
[Yakima, WA 98902-5720](#)  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
Office-509-457-9307  
Cell-509-607-3578

**From:** [Gordon Jones](#)  
**To:** [Cle Elum Planning](#)  
**Cc:** [gdckjones@gmail.com](mailto:gdckjones@gmail.com)  
**Subject:** City Heights  
**Date:** Saturday, September 26, 2020 12:18:24 PM  
**Attachments:** [washhouse.pdf](#)  
[tailing piles.pdf](#)  
[mine entrance.pdf](#)  
[location map.pdf](#)

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Enclosed you will find the historical artifacts and remains of No.7 mine that is located directly north of Sixth Street within the phase 1A-Div.1.

Washhouse Foundation

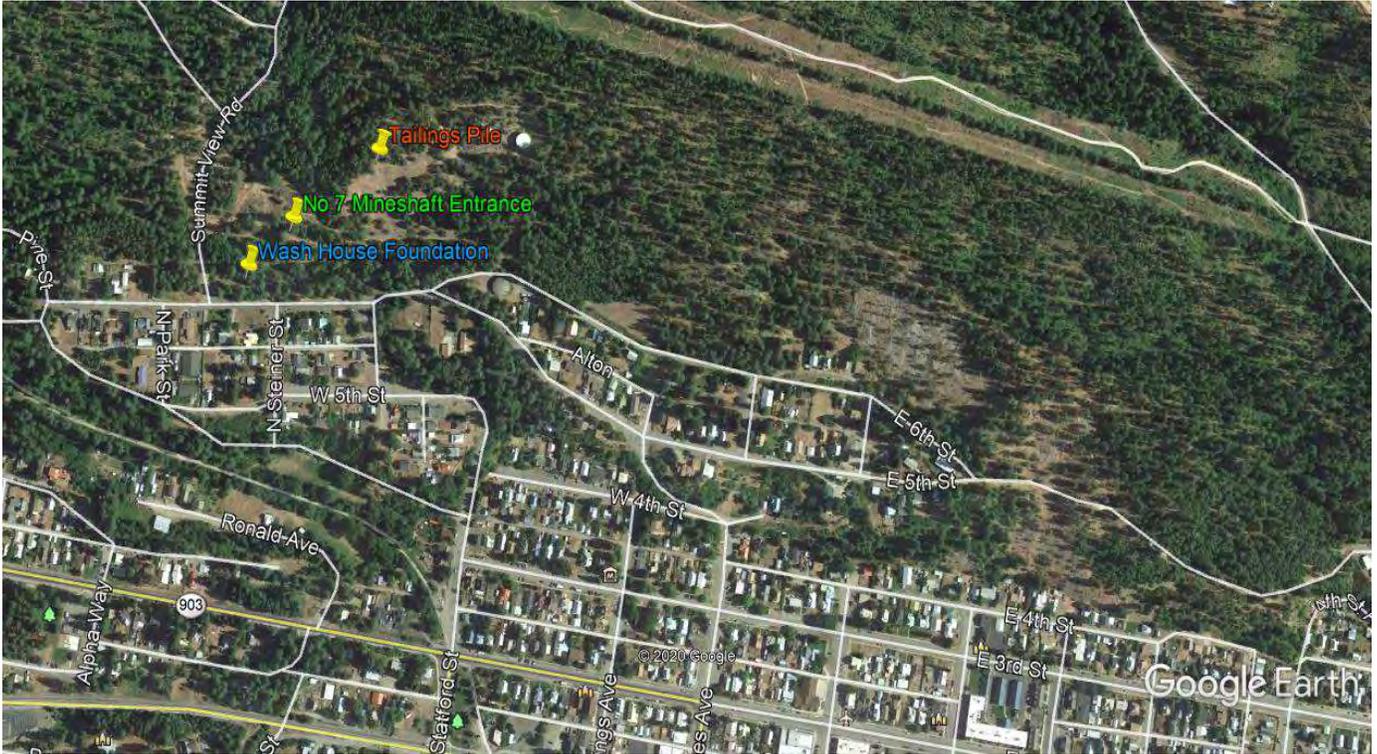


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**From:** [Christofer Schafer](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Request to be party of record for City Heights Project  
**Date:** Monday, September 28, 2020 1:32:01 PM

---

Hello,

My name is Chris Schafer and I am asking to be made a party of record for the city heights project. As the property owner at 140 BigBuck ridge road our property borders Area F of the site plan. I would like to be kept up to date with the development of this project.

Please let me know if you have any questions.

Thank you,

Chris Schafer

--

Christofer Schafer  
Skype - cbschafer  
Mobile US +1 206 538 8928

I am writing about the potential plan for the City Heights development on the Cle Elum ridge. This plan should be brought to a public hearing. The tax paying citizens of this town should be able to voice their concerns and opinions. The public hearing should be an in-person hearing and therefore should be held after the Covid 19 restrictions have been lifted. This is to give the citizens who don't have access to virtual meetings a chance to express their concerns.

Thank You,

Name: Florence Navarone

Address: 617, West 6<sup>th</sup>

Date: 9-24-20

Signature: Florence Navarone

Mail to:

City of Cle Elum  
Attn: Planning Department/City Heights  
119 West First Street  
Cle Elum, WA 98922



**From:** [Connie Anderson](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Tuesday, September 29, 2020 10:21:13 PM

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Connie Anderson  
702 N Montgomery Ave  
Cle Elum

I'm writing to address my concerns about the City Heights development. I definitely support the City's determination that a public hearing must be scheduled to review and comment on findings before the City Planning Commission makes a recommendation. This Development of 962 residences will impact every aspect of our community: schools, roads, police, water, medical care, fire departments, wildlife, recreational use, forest fire management, property values, taxes, snow removal, sewer and water treatment capacity, ground water contamination, runoff and erosion, stream contamination, and other unforeseen effects.

**Schools** will be impacted by additional students without adequate facilities and teachers to serve them for years.

**Roads:** a network of wide roads to allow a lot of traffic to enter and leave, especially during a Forest Fire as we saw during the Jolly Mt Fire. And wide enough for fire trucks and 2-way traffic in emergencies.

**Police:** How many additional officers will be needed to patrol our city and 962 new residences?

**Water:** How will all the new residences be served? Will water pressure and supply drop in existing homes?

**Medical Care:** Recruiting Doctors to a rural area is difficult as we currently see with only one doctors at our current local clinic. More ambulances will be needed and EMTs etc.

**Fire Depts:** More Fire trucks, and personnel will be needed.

**Wildlife:** More adverse interactions with Bear, Cougar, Elk etc as their habitat disappears and natural corridors around the city disappear.

**Recreational use:** Existing trails will be impacted, rerouted? Through yards? maintenance?

**Forest Fires:** The density of residences in this development would be susceptible to dangerous forest fires ravaging the homes and occupants like we have seen in Paradise, California and more recently in Malden and other WA communities. (see previous comments on Roads). Will new residents be given Go Bags? And will they even be able to get or afford fire insurance?

**Property Values and taxes:** Will existing residents be forced out due to high property taxes that they can't pay?

**Snow Removal:** More equipment and personnel to take care of existing city and 962 new homes.

Sewer and water treatment: Can the city meet the new demands on the system with existing equipment?

**Ground Water Contamination:** Lawn chemicals and fertilizers that leach into the ground and travel downhill to the river will affect fish and other aquatic life,

**Runoff and Erosion:** Highly likely during construction. And will silt streams and creeks, and destabilize the hills above the city and increase the likelihood of Mudslides to the homes below.

These are just a few of the concerns that come immediately to mind. A lot of discussion and input by the community is needed before moving forward with this development. This is especially needed in view of the fact that a development is in progress on SR903 near the Transfer Station and another is being considered near the schools and Bullfrog. We should see the impact of these developments before approving another.

Sincerely,  
Connie Anderson

ps please reply that this letter was received.

**From:** [Phyllis Simplot](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights master plan Proposed Phase 1  
**Date:** Tuesday, September 29, 2020 8:38:37 AM

---

Name, Mike and PPhyllis Simplot  
812 E 4th  
Cle Elum, Wa 98922

To Planning Department /City Heights

We are extremely concerned with the development of the ridge above our home 812 E 4th , I do not have the exact date at the moment, but it was 1994-1996 , there was a major run off of melted snow that turned 4th street into a river, I have pictures ,I just need to locate them , I'm sure the NKC should have them as well .  
The Centennial Park flooded as well as the neighborhood, teams of volunteers filled sandbags and distributed them to homeowners.

We are in agreement with the City that there needs to be a public hearing and citizens have an opportunity to review and comment on the recommendations proposed by the Planning commission for Phase 1 of the Master plan , this is a very large development above a lot of existing homes , and it will affect the community for years to come.

We would like to know that there are measures in place to prevent future run off , especially with the road building and clearing of the property for homes in the City Heights Master plan.

Thank you  
Mike and Phyllis Simplot  
Residents of Cle Elum for 30 years

**From:** [rick.kurz@comcast.net](mailto:rick.kurz@comcast.net)  
**To:** [Cle Elum Planning](#)  
**Cc:** "[Brenda Kurz](#)"; "[Cheryl Bates](#)"  
**Subject:** City Heights  
**Date:** Tuesday, September 29, 2020 11:41:36 AM

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City Heights Phase I Application  
Comments from The Vistas at Cle Elum Homeowners Association (Vistas HOA)  
P.O. Box 1115, Cle Elum, WA 98922

- If a western access point to the future western portion of the entire proposed City Heights development is identified and constructed, sufficient improvements (widening, load capacity, signage, etc.) to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the increased traffic for the central portion of proposed current (Phase I) and future City Heights development. In addition, a traffic light may be required at Second and Stafford.
- If a western access point to the future western portion of the proposed City Heights development is not identified and constructed, SIGNIFICANT improvements to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the traffic for both the central and western portions of the City Heights development. A traffic light will almost certainly be required at Second and Stafford.
- Contact David M Van Wert, Vistas HOA president, at 509-656-4264, regarding placement of community mailbox currently located at Sixth Street and Summit View Road
- The City of Cle Elum should assume responsibility for all maintenance (including snow removal), repairs and liabilities on Summit View Road within City limits.
- Throughout the development and construction process, Developer must maintain fair and reasonable access on Summit View Road for all property owners above City Heights.
- Developer should place sufficient signage regarding use of parks, trails, etc. This would include but is not limited to (a) public versus private property, (b) no access to Cle Elum Ridge, the Rat Pac trail, etc., via Summit View Road, and (c) hours of use.
- Any trails crossing Summit View Road must be safe for both drivers and users of the trails.
- Sufficient parking must be provided for public areas of City Heights (e.g., bike park, walking trails, etc.), such that the public does not park on Summit View Road to access these amenities.
- Lighting should be provided in all public areas, particularly parking areas.
- Police patrols should be provided to public areas to ensure no overnight use of the parks or illegal activities.

This proposed project will have significant impact on infrastructure and safety.

Sincerely,

Rick and Brenda Kurz

561 Big Sky Vista Drive

Cle Elum, WA 98922



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [ECY RE CRO SEPA Coordinator](#)  
**To:** [Lucy Temple](#)  
**Subject:** 202004785 Comments for SUB-2020-001  
**Date:** Wednesday, September 30, 2020 2:31:57 PM  
**Attachments:** [202004785 City of Cle Elum.pdf](#)

---

Please see attached comment letter for City Heights Phase 1.

Thank you,

Tricia Sawyer

On behalf of Gwen Clear, SEPA Coordinator

WA Department of Ecology | Central Regional Office

1250 W Alder Street | Union Gap, WA 98903

Main 509-575-2490 | Direct Dial 509-575-2112

[tricia.sawyer@ecy.wa.gov](mailto:tricia.sawyer@ecy.wa.gov)

WA State Department of Ecology Central Regional Offices is closed to walk-in service until further notice as we adhere to a statewide effort to slow the spread of the coronavirus (COVID-19). Regional staff are available by telephone and email, and information is also available on our website. We remain committed to service, so don't hesitate to reach out to us.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

September 30, 2020

Lucy Temple  
City of Cle Elum  
119 W 1<sup>st</sup> Street  
Cle Elum, WA 98922

Re: SUB-2020-001

Dear Lucy Temple:

Thank you for the opportunity to comment on the Finding of No Significant Impact for the City Heights Phase 1 that includes 962 dwelling units on 358 acres in the City of Cle Elum generally located north of 6<sup>th</sup> Street. We have reviewed the documents and have the following comments.

**WATER RESOURCES**

From reviewing Department of Ecology (Ecology) records, the parcels being annexed to the city look to be within the place of use of Water Right Permit G4-35273(A)P. This permit was approved to supply up to 767 units and the place of use covers more than the parcels in this proposal. Additionally, if in the future the water right holder wishes to add or change the points of withdrawal to the City of Cle Elum's wells and surface water diversions it may require a Water Right Change application.

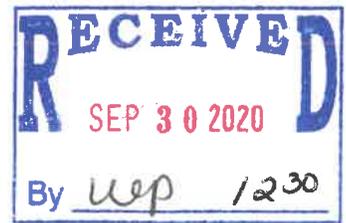
If you have any questions about this comment please contact Christopher Kossik at Christopher.Kossik@ecy.wa.gov or (509) 379-1826.

Sincerely,

*Tricia Sawyer*

Tricia Sawyer on behalf of Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
509-575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

To: Planning Department City Heights  
Date: Sept.29, 2020



I am writing this letter regarding the plan for the City Heights development. I have been blessed to live my life in the No.7 neighborhood and was raised at 409 Stafford Ave. and currently reside at 511 W. 6<sup>th</sup> Street for the past 38 years. I also have my brother and his wife as our neighbor for the past 35 years. I have very fond memories of playing and building forts on the Area C of the proposed plan and hope other generations have that same opportunity as my two boys did. Yes, I have emotional feelings that mean a great deal to me regarding this property. I also understand that change happens and that someone has a right to purchase property as an investment. My intent is in no way trying to stop this development, but my desire is to have all parties involved citizens, city and developer to create a positive outcome for all.

I do have concerns that I am sure the city and the developer also must have. The first is the safety of our citizens due to the elevated traffic volume. In the last few years our traffic volume has increased immensely and the proposal of 68 additional homes would overload the system in our existing neighborhood. There would be at least 272 more trips on our streets daily; 68 lots x 2 vehicles x 2 trips a day =272. This figure does not include the service vehicles such as cement trucks, lumber trucks and other construction equipment. This increased traffic would take away the small quiet neighborhood we currently have and cause a severe safety hazard. Our existing roads were designed to handle a low flow of traffic that would accommodate a small quiet neighborhood and the corner on top of 7 hill is a true testament to that. I also wonder if the city is prepared and equipped to serve the citizens under emergency conditions such as fire protection and evacuation plans with this increased volume of population. When I think of solutions to this problem one I think of is an alternative route of travel. One idea is to create a county road which would connect City Heights to the Alliance Road which would then connect to SR 903. This would provide easy access to I90 via Bullfrog. Most of these people would be commuting to the west side for work and it would take the pressure off our streets in this neighborhood. A truck route on this new county road would also ease the traffic on No. 7 hill.

My other concern and interest are the cultural and mining history of our neighborhood. In 1888 the Stampede tunnel was completed and steam powered trains began traveling from Western WA. to Eastern WA. When this event happened coal was in demand to cross the pass and fuel the trains. In 1897 Northwest Improvement Co. was formed and the birth of No. 7 mine evolved as well as the heart and soul of Cle Elum. No.7 mine operated until 1937. There are many interesting facts about this area of our community and one that stands out is the history of the Kiwanis Ski Jump north of Cle Elum ridge that was established in 1921. The skiers would be transported from the main entrance of Area C in mine cars to a portal about 2 miles up the ridge. The record jump was in 1932 at the distance of 202 ft. The jump lasted until 1934, three years prior to the closure of No.7 mine. What is left of this history is in Area C which is the washhouse foundation, office foundation, water treatment facility, and the remains of the mine entrance. Photos of these remains were sent earlier to the committee via email from me. To see this history disappear would be a tremendous loss to our community.

So what is the plan? In my thoughts are the ideas of preservation of history and the identity and integrity of our 125 year old neighborhood. If Area C became the No.7 mine City Park these concerns would be met. It is vital and necessary for the citizens to have an opportunity to voice their concerns and ideas during a public hearing. It is the right thing to do. With working with the developer and city it is possible to apply for a checkerboard grant and other historic grants where this could become a reality. The park could include bocce ball courts, picnic structures designed like old mine buildings additional

parking for hikers and mountain bikers that bring revenue to our community. I am looking forward to working with everyone involved to make this happen resulting in a positive and productive outcome for all.

Thank You,

A handwritten signature in cursive script that reads "Gordon D. Jones". The signature is written in black ink and is positioned to the right of the typed name.

Gordon Jones

I am writing about the potential plan for the City Heights development on the Cle Elum ridge. This plan should be brought to a public hearing. The tax paying citizens of this town should be able to voice their concerns and opinions. The public hearing should be an in-person hearing and therefore should be held after the Covid 19 restrictions have been lifted. This is to give the citizens who don't have access to virtual meetings a chance to express their concerns.

Thank You,

Name: *Gordon Jones*

Address: *511 W. 6<sup>th</sup> St.*

Date: *9-29-20*

Signature: *Gordon D. Jones*

Mail to:

**City of Cle Elum**  
**Attn: Planning Department/City Heights**  
**119 West First Street**  
**Cle Elum, WA 98922**

**From:** [Lauren Shuck](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights Development  
**Date:** Wednesday, September 30, 2020 2:19:19 PM

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1. Will the City Heights Development conform to the recently updated Department of Ecology Storm Water Management Manual as they install infrastructure?

2. Recreational trails within the development should be designated non motorized for user safety, noise abatement and ease of maintenance.

Response can be sent to the above e-mail address.

Thank You,  
Lauren Shuck

**From:** [Michael Lancaster](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 30, 2020 10:10:15 AM

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[planning@cityofcleelum.com](mailto:planning@cityofcleelum.com)H  
City Heights

Michael and Angie Lancaster  
519 [N Montgomery Ave](#)  
[Cle Elum](#)

I'm writing to address my concerns about the City Heights development. I have seen first hand the effects of a small city that doubled and tripled rapidly. I was a reserve Police Officer in the City of Issaquah in the early 80's, and had a very good friend who was the fire chief of district 10 there. I for one, and I am 100% sure almost no one here, wants to see what happened in Issaquah happen here. With all the planned development in the entire area our city with all the positive aspects of it, which make it the wonderful place it is, will be gone and Issaquah 2.0 will be in its place.

I definitely support the City's determination that a public hearing must be scheduled to review and comment on findings before the City Planning Commission makes a recommendation. This Development of 962 residences will impact every aspect of our community: schools, roads, police, water, medical care, fire departments, wildlife, recreational use, forest fire management, property values, taxes, snow removal, sewer and water treatment capacity, ground water contamination, runoff and erosion, stream contamination, shopping and other unforeseen effects. The elected public officials MUST hear the concerns of the citizens they serve and these concerns are real and affect our lives and should take priority over growth & not be blinded by money. Too much, and uncontrolled growth will destroy this city.

**Schools** will be impacted by additional students without adequate facilities and teachers to serve them for years.

**Roads:** A network of wide roads to allow a lot of traffic to enter and leave, especially during a Forest Fire as we saw during the Jolly Mt Fire, And wide enough for fire trucks and 2-way traffic in emergencies.

**Police:** How many additional officers will be needed to patrol our city and 962 new residences?

**Water:** How will all the new residences be served? Will water pressure and supply drop in existing homes?

**Medical Care:** Recruiting Doctors to a rural area is difficult as we currently see with only one doctor at our current local clinic (as it is it takes 3 weeks or longer to get an appointment for pressing matters). More ambulances will be needed and EMTs etc.

**Fire Depts:** More Fire trucks, and personnel will be needed.

**Wildlife:** More adverse interactions with Bear, Cougar, Elk etc as their habitat disappears and natural corridors around the city disappear.

**Recreational use:** Existing trails will be impacted, rerouted? Through yards? maintenance?

**Forest Fires:** The density of residences in this development would be susceptible to dangerous forest fires ravaging the homes and occupants like we have seen in Paradise, California and more recently in Malden and other WA communities. (see previous comments on Roads). Will new residents be given Go Bags? And will they even be able to get or afford

fire insurance?

**Property Values and taxes:** Will existing residents be forced out due to high property taxes that they can't pay?

**Snow Removal:** More equipment and personnel to take care of existing city and 962 new homes.

Sewer and water treatment: Can the city meet the new demands on the system with existing equipment?

**Ground Water Contamination:** Lawn chemicals and fertilizers that leach into the ground and travel downhill to the river will affect fish and other aquatic life,

**Runoff and Erosion:** Highly likely during construction. And will silt streams and creeks, and destabilize the hills above the city and increase the likelihood of Mudslides to the homes below.

**Shopping:** There is only one grocery store in town that is not adequate currently for all of us here in town, the surrounding communities and our tourist as it is.

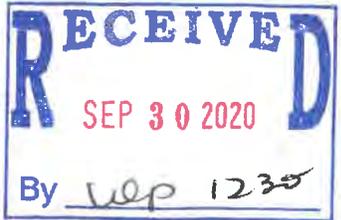
All of these concerns are based on new residents but we also need to consider the current and future tourism. We currently have a problem keeping up with the weekend traffic through town as it is. Hopefully the tourism dollars continue if we change from the current small town mountain vacation get-a-way, that is our charm, to an over populated, busy city like every other city on the West side!

Much discussion and input by the community is needed before moving forward with this development. These are but a few of the concerns our neighbors share. This is especially needed in view of the fact that a development is in progress on SR903 near the Transfer Station and another is being considered near the schools and Bullfrog and in Roslyn.

Also I am still not clear how the City can decide to annex property in the county without the approval of the residents that bought property in the county and not in The City of Cle Elum! I would think that their voice and vote must also be a considering factor in this plan.

Sincerely,

Michael and Angie Lancaster  
Sent from my iPad



### PETITION

Requesting Public Hearing for City Heights Development  
Citizens of Cle Elum, WA

Date	Print Name	Signature	Phone #	Address
9/22/20	Gordon Jones	<i>Gordon Jones</i>	509 67-9280	511 W. 6th St. Cle Elum
9/22/20	Carolyn Jones	<i>Carolyn Jones</i>	674-5392	511 W. 6th St. Cle Elum Wa
9/22/20	Steve Jones	<i>Steve Jones</i>	674 5921	509 W 6th Cle Elum
9/22/20	Nancy Jones	<i>Nancy Jones</i>	674 8625	509 W 6TH Cle Elum WA 98922
9-24-20	Kelly Vallone	<i>Kelly</i>	304513	515 W 6th St Cle Elum WA 98922
9/24/20	James Staeheli	<i>James Staeheli</i>	304 8797	515 W 6th St Cle Elum WA 98922
9/24/20	Gilberta Lehman	<i>Gilberta Lehman</i>	674-2244	605 W 6th St Cle Elum WA 98922
9/24/20	James Eideniller	<i>James Eideniller</i>	509 240483	109 West 3rd Cle Elum, WA 98922
9/26/20	Bob Shaughnessy	<i>Bob Shaughnessy</i>	206 934 8966	319 West 3rd St Cle Elum, WA 98922
9/26/20	LeRoy Rauch	<i>LeRoy Rauch</i>	509 656-4831	410 N. Short Ave Cle Elum, WA 98922
9/26/20	David Franklin	<i>David Franklin</i>	509 674-9603	202 East 3rd St. Cle Elum, WA 98922
9/26/20	ERICA SCHNEIDER	<i>Erica Schneider</i>	425 445 4427	510 W 5th St CLE ELUM WA 98922
9/26/20	Brett Schneider	<i>Brett Schneider</i>	425 445 4821	510 W 5th St CLE Elum WA 98922
9/26/20	PAUL GRAHAM	<i>Paul Graham</i>	509 674 2353	601 W 6TH CLE ELUM
9/26/20	Sarah Graham	<i>Sarah Graham</i>	509-674-2253	601 W 6th St. Cle Elum



# PETITION

Requesting Public Hearing for City Heights Development  
Citizens of Cle Elum, WA

Date	Print Name	Signature	Phone #	Address
9-26-20	Debi Sanchez	<i>Debi Sanchez</i>	425-998-3478	507 N. STEINER CLE ELUM WA 98922
9-26	Nick Manaw	<i>Nick Manaw</i>	509-304-5009	708 W. 6th St. Cle Elum, WA 98922
9-26	Jeri Runyon	<i>Jeri Runyon</i>	509-304-4574	712 West 6th St. Cle Elum, WA 98922
9/26	Scott Runyon	<i>Scott Runyon</i>	509-304-4574	712 WEST 6TH ST CLE ELUM WA 98922
9/26	Judy Waldenmaier	<i>Judy Waldenmaier</i>	509-674-2414	802 W 6th St. Cle ELUM WA 98922
9-26	John Volterra	<i>John Volterra</i>	509-674-2414	802 W 6th St Cle Elum WA 98922
9/26	Amy Blum	<i>Amy Blum</i>	509-654-4376	702 W. 5th St Cle Elum, WA 98922
9/26	FRED AMERLY	<i>Fred Amerly</i>	509-260-0706	710 W 6th St CLE ELUM 98922
9/26	Terry Frederick	<i>Terry Frederick</i>	509-899-0135	CLE ELUM 601 N. Park 98922
9/26	Barbara Fredrick	<i>Barbara Fredrick</i>	509-607-9757	CLE ELUM WA 601 N. PARK 98922
9/26	Sherry Finner	<i>Sherry Finner</i>	509-260-1269	203 W. 6th St Cle Elum WA 98922
9/26	MARK HAMMER	<i>Mark Hammer</i>	425-551-6954	703 W 6th APT. 2 CLE ELUM 98922
	Terry Runyon	<i>Terry Runyon</i>	509-304-1047	5th W 5th St
9/26	KAVAN FASSNACHT	<i>Kavan Fasnacht</i>	425-351-3446	501 W 5th ST CLE ELUM, WA
9-26	Crystal Fasnacht	<i>Crystal Fasnacht</i>	425-208-2977	



### PETITION

Requesting Public Hearing for City Heights Development  
Citizens of Cle Elum, WA

Date	Print Name	Signature	Phone #	Address
7.26	Chaz Hipple	<i>[Signature]</i>	509 674 8077	4107 Reed St.
7.26	Ken Cole	<i>[Signature]</i>	509 674-5913	417 west 5th St
7-26	R Tayer	<i>[Signature]</i>	261-0333	411 N Stafford
9/26	Douglas Wenzel	<i>[Signature]</i>	9946 206-551-509	409 Stafford.
9/26	Paul Maglitta	<i>[Signature]</i>	509 74-4396	314 W 4th
9/26	Cindy Maglitta	<i>[Signature]</i>	260-0798	314 W 4th St.
9/26	Nanette Blue	<i>[Signature]</i>	cell 606 4668	507 W. 5th St.
9/27	Susanna Storey	<i>[Signature]</i>	509-674-5349	1310 K St
9/27	Richard P. Waddle	<i>[Signature]</i>	509 391-5357	206 Sagebrack
9/27	SCOTT SEWELL	<i>[Signature]</i>	360 434 6202	121 PENNSYLVANIA AVE
9/27	STEPHEN KRISTINE	<i>[Signature]</i>	425 457 1694	704 west 2nd
9/29	ROSS DOMIANO	<i>[Signature]</i>	206-571-5475	702 W 6th St
9/29	Heidi Biorek	<i>[Signature]</i>	206-571-9027	702 W. 6th St.





**From:** [LaRue, William](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights Phase 1 Application  
**Date:** Wednesday, September 30, 2020 8:42:03 AM

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In regards to the City Heights subdivision application I offer the following:

1. Has there been any investigation into how this development will impact the water and sewer systems during the summer / hot season and the winter / rainy season?
2. Has there been any investigation into whether or not the water and sewer plants have sufficient capacity to support the additional demands?
3. Does the application include any discussion or intentions of adding additional water storage reservoirs? if so, what are the proposed reservoir capacities and locations?

--

William LaRue  
*Project Manager*  
*Municipal & Commercial Business*  
VEOLIA NORTH AMERICA

tel +1 509 674 3963 / cell 1 509 260 0276  
500 Owens Rd / Cle Elum, WA 98922  
[william.larue@veolia.com](mailto:william.larue@veolia.com)  
[www.veolianorthamerica.com](http://www.veolianorthamerica.com)



**From:** [Prilucik, Jacob](#)  
**To:** [Lucy Temple](#)  
**Cc:** [Gregg Dohrn - GRDohrn & Associates \(Greggdohrn@comcast.net\)](#); [Schilperoort, LisaRene](#); [krahenm@wsdot.wa.gov](#)  
**Subject:** RE: [EXTERNAL] Notice of Application: City Heights Phase 1  
**Date:** Wednesday, September 30, 2020 7:41:00 AM  
**Attachments:** [CleElum\\_City Heights Phase 1.pdf](#)

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Lucy,

Our comment letter regarding the above-mentioned proposal is attached. Let me know if you have any questions, thanks.

**Jacob Prilucik**

Office: (509) 577-1635 – [prilucj@wsdot.wa.gov](mailto:prilucj@wsdot.wa.gov)

Cell: (509) 225-0637

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**From:** Lucy Temple <[lucy@cityofcleelum.com](mailto:lucy@cityofcleelum.com)>  
**Sent:** Wednesday, September 16, 2020 10:52 AM  
**Subject:** [EXTERNAL] Notice of Application: City Heights Phase 1

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

Good morning,

The City of Cle Elum has issued the attached Notice of Application for Phase 1 of the City Heights development, per the 2011 City Heights Development Agreement. Instructions on how to review and provide comment on the application are included in the notice.

Thank you.

**Lucy Temple, Planner**



119 West First Street  
Cle Elum, WA 98922  
(509) 674-2262 x102  
[www.cityofcleelum.com](http://www.cityofcleelum.com)

**Lucy Temple, Planner**



119 West First Street  
Cle Elum, WA 98922  
(509) 674-2262 x102  
[www.cityofcleelum.com](http://www.cityofcleelum.com)



September 29, 2020

City of Cle Elum Planning Department  
119 West First St.  
Cle Elum, WA 98922

Attn: Lucy Temple, Planner

RE: City Heights – Proposed Phase 1 Subdivision  
SR 903/Cle Elum vicinity

We have reviewed the proposed Phase 1 Subdivision, as well as the Final Environmental Impact Statement (EIS) and development agreement (DA) and have the following comments.

1. The subject property is in the vicinity of Interstate 90 (I-90), State Route 970 (SR 970), State Route 903 (SR 903), and State Route 903 Spur (SR 903 Spur). We anticipate the majority of vehicle trips generated by this proposal will utilize these facilities. It is the benefit of the state, county, city and proponent to ensure these facilities continue to operate within acceptable safety and operation thresholds.
2. The Washington State Department of Transportation (WSDOT) originally reviewed and commented on the Draft EIS for this proposal in our letter to the city dated June 7, 2010. In that letter we stated the minimum acceptable Level of Service (LOS) threshold of the above-mentioned highways is LOS C, outlined jurisdiction of the highways, and expressed our concerns with the adequacy of the transportation element of the DEIS. We also indicated further discussion was warranted, prior to a determination of adequacy. The Final EIS was issued in November of 2010; however, as an agency with jurisdiction, WSDOT was not provided a copy of the FEIS, as required in WAC 197-11-460. In fact, WSDOT was unable to obtain a copy of the FEIS until November of 2011, after the city had approved the rezone and annexation of the subject property and executed the DA. This is important to note, as the responses to our original comments stated mitigation would “. . . be negotiated with WSDOT in conjunction with preparation of the Development Agreement for City Heights”. Unfortunately, additional discussion with the city and proponent did not occur and WSDOT was not consulted when mitigation for transportation facilities entirely within our authority and control was established.
3. In reviewing the transportation impact analysis within the EIS, it has become apparent the analysis is no longer valid. The traffic analysis assumes a project build-out year of 2022. As the first phase of the project is just now being proposed, and will be unlikely to break ground until 2021, it is reasonable to assume the entire City Heights project will not be completed within the original timeframe. Over the last 10

years, several transportation improvements, including newly constructed roadways, have been completed in and around the city. Conversely, other improvements, such as the signalization of the SR 903/Stafford Avenue intersection, have not occurred.

Given these changes, as well as the continuous growth occurring in upper Kittitas County, the delayed start of this project will likely result in unforeseen adverse impacts to the transportation network.

4. WSDOT maintains that the traffic safety component of the EIS is insufficient. The analysis does not adequately support the assumption that the additional traffic generated by the project will not disproportionately increase the number or rate of crashes. Contributing circumstances were not reviewed and accepted methodologies, such as those included in the Highway Safety Manual, were not utilized.
5. The development agreement assumes signalization of certain intersections as part of the project's mitigation. The city and proponent should be aware, the roundabout is WSDOT's preferred alternative for intersection control.

In summary, we recommend the city require a Supplemental EIS be performed at this time. The SEIS should include updated baseline conditions and horizon year and reevaluate the overall project's impact to the existing transportation system, including a more comprehensive traffic safety component. Any proposed mitigation to WSDOT-controlled facilities must conform to current department standards and polices, as well as be reviewed and approved by WSDOT. Finally, the development agreement should be amended, accordingly.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,



Paul Gonseth, P.E.  
Region Planning Engineer

PG: jjp

cc: SR 903, File #3 (2011)  
Mick Krahenbuhl, Area 1 Maintenance Superintendent  
LisaRene Schilperoort, Region Traffic Engineer

**From:** [Anne Marie Harrington](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Request to be a Party of Record for the City Heights Project  
**Date:** Thursday, October 1, 2020 9:47:57 AM

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To: City of Cle Elum Planning Department

Please include my email address [anneh@cablespeed.com](mailto:anneh@cablespeed.com) as a Party of Record for the City Heights Project.

Thank you,

Anne Marie Harrington

Sent from [Mail](#) for Windows 10

**From:** [Corinna Bolender](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Feedback re City Heights Project  
**Date:** Thursday, October 1, 2020 12:59:58 PM

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- the developer should install a turnaround at the border of city annexation to allow cars to turn around in case they accidentally drive too far to minimize any impact further up on private road. They should also note no parking in turnaround allowed and towing enforced.
- the developer should ensure the grade of Summit View is not too steep to minimize accidents/people going off the road
  - current volumes of accidents too high on Summit view, so grade in all cases should be less
- the developer should ensure to minimize vegetation near road and tall trees to mitigate future road repairs and also allow snow to easily melt off road vs. forming into ice to prevent accidents
- the developer should ensure appropriate drainage around and under road where required to minimize future road repair, particularly for heavier traffic volumes and construction
- the developer should ensure safe passage of animals, hikers and bikers in areas of trail/animal crossing to mitigate accidents during summer season when most conflicts would incur, potentially via a bridge, underpass, large culvert as required
  - potentially reroute trails to minimize number of underpasses required
- the developer should ensure adequate road width to allow vehicles safe passage in both direction when snow is plowed to allow for snow build up and safe shoulder during hazardous winter conditions and vehicles being able to pass snowplow equipment without having to back up or down huge sections of steep and/or curvy road
- bike park should be adequately signed for daylight hours only with approved trails and direction/use of travel indicated, no overnight camping or fires permitted
- there should be desirable bike park trails installed to ensure people stay on designated routes on the trail vs. needing to use public/private roads such as Summit View. Signage should clearly indicate no bike park parking, pedaling up/down the road or shuttling for bike park use.
- Bike park parking should be sized for potential future volumes and indicate area for overflow parking which would not be on shoulder of summit view road to minimize accidents
- As more trees are cut down in this development and bullfrog project should consider quiet asphalt on I90 and installation of concrete highway barriers to help block noise up valley and enough vegetation to help absorb sound and also reduce exhaust fumes which are currently already noticeable with existing volumes and will continue to get worse if not addressed

**From:** [David Michael Van Wert](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 30, 2020 7:12:42 PM

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## City Heights Phase I Application

Comments from The Vistas at Cle Elum Homeowners Association (Vistas HOA)  
P.O. Box 1115, Cle Elum, WA 98922

- If a western access point to the future western portion of the entire proposed City Heights development is identified and constructed, sufficient improvements (widening, load capacity, signage, etc.) to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the increased traffic for the central portion of proposed current (Phase I) and future City Heights development. In addition, a traffic light may be required at Second and Stafford.
- If a western access point to the future western portion of the proposed City Heights development is not identified and constructed, SIGNIFICANT improvements to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the traffic for both the central and western portions of the City Heights development. A traffic light will almost certainly be required at Second and Stafford.
- Contact David M Van Wert, Vistas HOA president, at 509-656-4264, regarding placement of community mailbox currently located at Sixth Street and Summit View Road
- The City of Cle Elum should assume responsibility for all maintenance (including snow removal), repairs and liabilities on Summit View Road within City limits.
- Throughout the development and construction process, Developer must maintain fair and reasonable access on Summit View Road for all property owners above City Heights.
- Developer should place sufficient signage regarding use of parks, trails, etc. This would include but is not limited to (a) public versus private property, (b) no access to Cle Elum Ridge, the Rat Pac trail, etc., via Summit View Road, and (c) hours of use.
- Any trails crossing Summit View Road must be safe for both drivers and users of the trails.
- Sufficient parking must be provided for public areas of City Heights (e.g., bike park, walking trails, etc.), such that the public does not park on Summit View Road to access these amenities.
- Lighting should be provided in all public areas, particularly parking areas.
- Police patrols should be provided to public areas to ensure no overnight use of the parks or illegal activities.

Thank you for your consideration,

David Van Wert  
dmvanwert@gmail.com

Sent from my iPhone

**From:** [doernea@aol.com](mailto:doernea@aol.com)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 30, 2020 9:18:18 PM  
**Attachments:** [City Heights Phase I Application.docx](#)  
[City Heights Phase I Comments \(1\).docx](#)

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Lucy Temple, City Planner

Comments concerning City Heights Development.

City Heights Phase I Application

Ed and Diane Doern

P. O. Box 405 Cle Elum, Wa 98922

A resident of The Vistas at Cle Elum

Additional items of concern:

1. We expect from time to time, that Stafford St will be shut down to traffic. The alternate exit route out of our community, The Vistas, will likely be east on 6<sup>th</sup> St toward Oakes. This road should be widened to accommodate more than a single lane of traffic. Brush and tree branches hang into the road envelope, and tree branches hang low for high vehicles. We have a large RV that needs 14 foot of minimum overhead clearance so we are not damaging air conditioners and or scratching the body paint. Please widen the road and improve the clearance issues along this road before using it as an alternative access route for our community.
2. The property from the powerlines and to the north above this Phase 1 development, over the years, has been used for the discharge of firearms and target practice, and other activities. Due to the closer proximity of this new residential community, I would suggest the city/county review the regulations and policies concerning the discharge of firearms and how close this activity can be done adjacent to the city limits and these residential areas.
3. As part of this development, we as a private community further north up Summit View Rd, would expect the length of summit View that falls within the city limits, would be rebuilt up to the city road standards that are in existence for the development. It would seem appropriate that a turn around be installed at the city line on Summit View Rd. This would allow for a snow plow turn around area that would be prior to the private road up to The Vistas.
4. With increased development and residential concentration, I would expect that we would see additional traffic going beyond the city line and continue on to the private road. Our private community roads have suffered damage from unauthorized vehicles in the past. A turn around with appropriate signage would allow unauthorized vehicles a suitable turn around area. A call to our president, Dave Van Wert, (509-656-4264) may be appropriate to address the extra traffic, and how this can be managed and possibly mitigated.
5. See the attached Comments from The Vistas at Cle Elum Homeowners Association.

City Heights Phase I Application  
Comments from The Vistas at Cle Elum Homeowners Association (Vistas HOA)  
P.O. Box 1115, Cle Elum, WA 98922

- If a western access point to the future western portion of the entire proposed City Heights development is identified and constructed, sufficient improvements (widening, load capacity, signage, etc.) to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the increased traffic for the central portion of proposed current (Phase I) and future City Heights development. In addition, a traffic light may be required at Second and Stafford.
- If a western access point to the future western portion of the proposed City Heights development is not identified and constructed, SIGNIFICANT improvements to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the traffic for both the central and western portions of the City Heights development. A traffic light will almost certainly be required at Second and Stafford.
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- The City of Cle Elum should assume responsibility for all maintenance (including snow removal), repairs and liabilities on Summit View Road within City limits.
- Throughout the development and construction process, Developer must maintain fair and reasonable access on Summit View Road for all property owners above City Heights.
- Developer should place sufficient signage regarding use of parks, trails, etc. This would include but is not limited to (a) public versus private property, (b) no access to Cle Elum Ridge, the Rat Pac trail, etc., via Summit View Road, and (c) hours of use.
- Any trails crossing Summit View Road must be safe for both drivers and users of the trails.
- Sufficient parking must be provided for public areas of City Heights (e.g., bike park, walking trails, etc.), such that the public does not park on Summit View Road to access these amenities.
- Lighting should be provided in all public areas, particularly parking areas.
- Police patrols should be provided to public areas to ensure no overnight use of the parks or illegal activities.

**From:** [KATHY STANCIK](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Comments re City Heights  
**Date:** Thursday, October 1, 2020 7:57:52 AM

---

## Comments re City Heights

9/30/2020

- 1) Regarding traffic studies, since the 47 North Project and City Heights are going to be developed at approximately the same time, the effect on traffic would be compounded by the 47 North Project. How will traffic studies take this into account? Neither will be accurate unless the impact of the other development is factored in.
- 2) If fill dirt is to be taken from other areas of the development during Phase I, what areas will those be, and what measures will be taken to protect existing city property owners from the effects of erosion, landslide, changes in the course of surface and groundwater by the removal of dirt and materials from other areas not a part of Phase I?
- 3) After the recent notice that city water mains are in need of upgrading, will water mains leading to the new development need to be replaced and who will pay for that? Will existing city homeowners have their rates increased, or will reserves be used so that water can be provided to this development? Is the developer paying the cost of extending the sewer lines into City Heights?
- 4) Will our volunteer fire department have adequate staffing and funding to increase the area they cover, particularly in this fire prone location, especially as the build out continues? (We are ultimately talking about doubling the population of the city.) The demand on our firefighters seems to increase every year as it is. Land that will remain undeveloped should be Firewised, as well as any nearby properties belong to the city (along the full width of the 6th street right of way and by the water towers), to mitigate risk to existing property owners in this area.
- 5) Construction north (uphill) of existing homeowners will surely disrupt natural water flow patterns. Will *updated* protections be implemented to protect property owners against damage by redirected surface and groundwater (including stormwater), caused by the development of this land?
- 6) Will the EIS be updated to reflect current climate conditions and projected effects of climate change (to include projections of wildfire risk, changes in rainfall / snowfall / drainage?)

7) Will unconsolidated soil be at increased risk for landslide and erosion, increasing risk to downslope property owners, as roads are built, ground is leveled? What effect will the large amount of slick rock in certain areas have on risk to downslope property owners? What measures will be taken to protect them?

8) If water is redirected and causes damage, or erosion/landslide occurs, who will be financially responsible for the damage to the homes of existing property owners downslope?

9) Are all city roads in the area adequate for construction traffic and new homeowner access? If not, what improvements need to be made / will be made and who will pay for them? What safety improvements for all forms of traffic (including pedestrian) need to be made and who will pay for them? There are no sidewalks in this area.

10) How will children get to school from this development? Will school busses begin coming up the hill? Is this safe? If not, what needs to be done and who will pay for it?

11) Will there be a limitation on degree of slope for property that can be developed and if so, what would that be?

12) Have the proposed roads within this development been accepted by the City of Cle Elum, along with the responsibility for maintenance and snowplowing? Will existing city homeowners wind up assuming the cost for this? Is there a possibility that a homeowners' association will keep ownership of the roads? How and when will that decision be made or has it already been made? The cost of plowing all these roads when the build out is complete would be considerable.

13) Since the west access to the development through Cle Elum Pines is no longer an option, will there be a new access to the development from the west? If so, where? Is there any other planned or proposed access to the City Heights development (other than Stafford, Montgomery and Columbia) in any other location, now that one of the originally planned means of access is no longer viable? Will that be required? A western access route would lessen pressure on city roads and intersections. Wasn't there an access road discussed off Alliance Road? Is that still a possibility?

14) It appears from the EIS that traffic is expected to increase substantially on Oakes and Stafford. Neither of these roads are safe for any substantial increase in traffic. What kind of mitigation is planned, how soon, and who will pay for it?

15) Is there anticipated heavy equipment traffic on N Oakes for this project? If so, what safety improvements need to be made and who will pay for them?

16) Recreational trails within the entire development should be non-motorized to cut down on noise and to minimize maintenance costs.

17) There should be mitigation for extra costs of policing, particularly as the build out continues.

18) Does the city own adequate water rights for this Phase of City Heights? For the full build out? Is our water treatment plant adequate for the full build out? Is our sewage treatment plant adequate for the full build out? If not, who will pay the massive costs to upgrade these facilities?

19) Existing Cle Elum property owners/taxpayers should not subsidize this development in any way, particularly by way of increased taxes or increased utility fees. This is a private, for-profit venture.

Joe and Kathy Stancik  
209 W 6th St  
Cle Elum WA 98922

**From:** [Kayvan Fassnacht](#)  
**To:** [Cle Elum Planning](#)  
**Cc:** [Crystal Fassnacht](#)  
**Subject:** City Heights Development  
**Date:** Wednesday, September 30, 2020 10:42:03 PM

---

Hello,

My name is Kayvan Fassnacht, I'm the homeowner at 501 W 5th St. I recently noticed the flyer on our stop sign across the street notifying of a potential development going up a block over in our neighborhood called 'City Heights', while I intended on reaching out regarding my opposition to this development, I was then notified by my neighbor that there would be no hearing, that we had to petition to even have comment on the planned development. I am very frustrated that the city would ram through a development without proper comment from the neighborhood or constituents affected by this project.

Our neighborhood is mostly peaceful, we do get a lot of bike traffic from the well maintained mountain bike track off 6th St and from hikers in the summer time, the bike track and adjoining trail to the flagpole are a favorite for my kids and family to get a quick bit of fresh air when we've been cooped up. The development proposed for City Heights will demolish most of the track, disrupt the well worn paths up the trail and create a huge congestion of traffic in an area that is woefully unequipped for the current traffic flow much less the increase we can expect of 60+ new homes in our small neighborhood. The speed of the development approval without proper consideration for the traffic impacts and comment from the community shows a disregard for our input. I hope the planning department will step back and consider the input from our neighborhood before approving such a large change to our neighborhood.

While I understand growth and development is inevitable, I hope that there is truly some consideration for the traffic impacts, we live on the southwest corner of the intersection of Reed St and 5th St, with a two way stop please fly down 5th St towards the hill into town (Stafford) going sometimes upwards of 40 miles per an hour, adding 60+ homes in our neighborhood without proper consideration for the traffic implications will only further endanger my kids when they are simply riding their bikes in the street or playing basketball in front of our house. We don't even have sidewalks in our neighborhood to keep out of the flow of traffic! With the new development we can expect at least 60 more cars running through the neighborhood, if not more (if we were to assume 2 cars per home, now we're looking at 120 cars). I encourage the department to reconsider the currently planned location of the development and strongly consider upgrading a lot of the current traffic safety measures (potentially a round about at 5th St and Reed/Reed and 6th? Speed bumps on 5th?) before moving forward with approving the development. I hope to here back soon. Thank you.

Kayvan Fassnacht  
501 W 5th St, Cle Elum, WA 98922  
425-351-3446

**From:** [Melissa Becker](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 30, 2020 9:43:20 PM

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My name is Melissa Becker. I reside at 360 Ridge View Drive, Cle Elum, accessed from Summit View Road. Below are my comments regarding the City Heights Phase I application. Please feel free to contact me at this email address or 509-304-4678. Thank you!

1. If a western access point to the future western portion of the entire proposed City Heights development is identified and constructed, sufficient improvements (widening, load capacity, signage, etc.) to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the increased traffic for the central portion of proposed current (Phase I) and future City Heights development. In addition, a traffic light may be required at Second and Stafford.
2. If a western access point to the future western portion of the proposed City Heights development is not identified and constructed, SIGNIFICANT improvements to Stafford, Fifth Street, Reed Street and Sixth Street will be required to handle the traffic for both the central and western portions of the City Heights development. A traffic light will almost certainly be required at Second and Stafford.
3. Contact David M Van Wert, Vistas HOA president, at 509-656-4264, regarding placement of community mailbox currently located at Sixth Street and Summit View Road
4. The City of Cle Elum must assume responsibility for all maintenance (including snow removal), repairs and liabilities on Summit View Road within City limits.
5. The City of Cle Elum or developer must provide turn-around for snow plows, etc., at the end of the City Heights portion of Summit View Road
6. Throughout the development and construction process, Developer must maintain fair and reasonable access on Summit View Road for all property owners above City Heights.
7. Developer must place sufficient signage regarding use of parks, trails, etc. This would include but is not limited to (a) public versus private property, (b) no access to Cle Elum Ridge, the Rat Pac trail, etc., via Summit View Road, and (c) hours of use.
8. Any trails crossing Summit View Road must be safe for both drivers and users of the trails.
9. Sufficient parking must be provided for public areas of City Heights (e.g., bike park, walking trails, etc.), such that the public does not park on Summit View Road to access these amenities.
10. Lighting must be provided in all public areas, particularly parking areas.
11. Police patrols must be provided to public areas to ensure no overnight use of the parks or illegal activities.

**From:** [Patty Ratzlaff](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights  
**Date:** Wednesday, September 30, 2020 9:30:03 PM  
**Attachments:** [CE City Heights Developement response.docx](#)

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Attached is our letter for Public Response regarding the City Heights Development. Additional attachments will be sent in a separate email.

Thank you for your consideration,

*Patty Ratzlaff*



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**From:** [Patty Ratzlaff](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights project  
**Date:** Wednesday, September 30, 2020 9:31:59 PM  
**Attachments:** [SOS City Heights annual report.pdf](#)  
[SOS FRPP annual report.pdf](#)  
[SOS trailside annual report.pdf](#)

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Here are the additional attachments that go along with our letter.

*Patty Ratzlaff*

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Filed  
Secretary of State  
State of Washington  
Date Filed: 06/16/2020  
Effective Date: 06/16/2020  
UBI #: 604 468 268

## Annual Report

### BUSINESS INFORMATION

---

Business Name:

**CITY HEIGHTS HOLDINGS, LLC**

UBI Number:

**604 468 268**

Business Type:

**WA LIMITED LIABILITY COMPANY**

Business Status:

**ACTIVE**

Principal Office Street Address:

**116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES**

Principal Office Mailing Address:

**PO BOX 4279, SEATTLE, WA, 98194-0279, UNITED STATES**

Expiration Date:

**05/31/2021**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/Registration Date:

**05/31/2019**

Period of Duration:

**PERPETUAL**

Inactive Date:

Nature of Business:

**REAL ESTATE**

**REGISTERED AGENT** [RCW 23.95.410](#)

---

<b>Registered Agent Name</b>	<b>Street Address</b>	<b>Mailing Address</b>
TRAILSIDE HOMES, LLC	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	PO BOX 4279, SEATTLE, WA, 98194-0279, UNITED STATES

### PRINCIPAL OFFICE

---

Phone:

Email:

**GENERALAP@TRAILSIDEHOMES.COM**

Street Address:

116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, USA

Mailing Address:

PO BOX 4279, SEATTLE, WA, 98194-0279, USA

## GOVERNORS

---

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		SEAN	NORTHROP
GOVERNOR	ENTITY	TRAILSIDE GROUP, LLC		

## NATURE OF BUSINESS

---

REAL ESTATE

## EFFECTIVE DATE

---

Effective Date:

06/16/2020

## CONTROLLING INTEREST

---

1. Does your entity own real property such as land or buildings (including leasehold interests) in Washington?

NO

2. As of January 1, 2019, has there been a transfer of stock, other financial interest change, or an option agreement exercised that resulted in a transfer of at least 16? percent interest in the entity?

NO

a. If "yes", has the transfer of stock, other financial interest change, or an option agreement exercised resulted in a transfer of controlling interest (50 percent or greater)?

NO

3. As of January 1, 2019, has an option agreement been executed allowing for the future purchase or acquisition of the entity?

NO

You must report a [Controlling Interest Transfer Return](#) IF: you answered "yes" to questions 1 AND 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

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Attention:

Email:

Address:

## UPLOAD ADDITIONAL DOCUMENTS

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Do you have additional documents to upload? No

## EMAIL OPT-IN

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By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I

This document is a public record. For more information visit [www.sos.wa.gov/corps](http://www.sos.wa.gov/corps)

Work Order #: 2020061600324532 - 1

Received Date: 06/16/2020

Amount Received: \$300.00

acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

---

I am an authorized person.

Person Type:

**INDIVIDUAL**

First Name:

**ANNE CATHERINE**

Last Name:

**KRUGER**

Title:

**ACCOUNTANT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



Filed  
Secretary of State  
State of Washington  
Date Filed: 06/16/2020  
Effective Date: 06/16/2020  
UBI #: 604 446 096

## Annual Report

### BUSINESS INFORMATION

---

Business Name:

**FRPP PHASE 1, LLC**

UBI Number:

**604 446 096**

Business Type:

**WA LIMITED LIABILITY COMPANY**

Business Status:

**ACTIVE**

Principal Office Street Address:

**116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES**

Principal Office Mailing Address:

**PO BOX 4279, SEATTLE, WA, 98194-0279, UNITED STATES**

Expiration Date:

**05/31/2021**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/Registration Date:

**05/31/2019**

Period of Duration:

**PERPETUAL**

Inactive Date:

Nature of Business:

**REAL ESTATE**

**REGISTERED AGENT** [RCW 23.95.410](#)

---

<b>Registered Agent Name</b>	<b>Street Address</b>	<b>Mailing Address</b>
TRAILSIDE HOMES, LLC	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	PO BOX 4279, SEATTLE, WA, 98194-0279, UNITED STATES

### PRINCIPAL OFFICE

---

Phone:

Email:

**GENERALAP@TRAILSIDEHOMES.COM**

Street Address:

116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, USA

Mailing Address:

PO BOX 4279, SEATTLE, WA, 98194-0279, USA

## GOVERNORS

---

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		SEAN	NORTHROP
GOVERNOR	ENTITY	TRAILSIDE GROUP, LLC		

## NATURE OF BUSINESS

---

REAL ESTATE

## EFFECTIVE DATE

---

Effective Date:

06/16/2020

## CONTROLLING INTEREST

---

1. Does your entity own real property such as land or buildings (including leasehold interests) in Washington?

NO

2. As of January 1, 2019, has there been a transfer of stock, other financial interest change, or an option agreement exercised that resulted in a transfer of at least 16? percent interest in the entity?

NO

a. If "yes", has the transfer of stock, other financial interest change, or an option agreement exercised resulted in a transfer of controlling interest (50 percent or greater)?

NO

3. As of January 1, 2019, has an option agreement been executed allowing for the future purchase or acquisition of the entity?

NO

You must report a [Controlling Interest Transfer Return](#) IF: you answered "yes" to questions 1 AND 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

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Attention:

Email:

Address:

## UPLOAD ADDITIONAL DOCUMENTS

---

Do you have additional documents to upload? No

## EMAIL OPT-IN

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By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I

acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

---

I am an authorized person.

Person Type:

**INDIVIDUAL**

First Name:

**ANNE CATHERINE**

Last Name:

**KRUGER**

Title:

**ACCOUNTANT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



Filed  
Secretary of State  
State of Washington  
Date Filed: 04/03/2020  
Effective Date: 04/03/2020  
UBI #: 603 386 791

## Annual Report

### BUSINESS INFORMATION

---

Business Name:

**TRAILSIDE HOMES, LLC**

UBI Number:

**603 386 791**

Business Type:

**WA LIMITED LIABILITY COMPANY**

Business Status:

**ACTIVE**

Principal Office Street Address:

**116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES**

Principal Office Mailing Address:

**PO BOX 4279, SEATTLE, WA, 98194-0279, UNITED STATES**

Expiration Date:

**03/31/2021**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/Registration Date:

**03/20/2014**

Period of Duration:

**PERPETUAL**

Inactive Date:

Nature of Business:

**CONSTRUCTION**

**REGISTERED AGENT** [RCW 23.95.410](#)

---

<b>Registered Agent Name</b>	<b>Street Address</b>	<b>Mailing Address</b>
TRAILSIDE HOMES	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	PO BOX 4279, SEATTLE, WA, 98194-0279, UNITED STATES

### PRINCIPAL OFFICE

---

Phone:

Email:

**GENERALAP@TRAILSIDEHOMES.COM**

Street Address:

**116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, USA**

Mailing Address:

**PO BOX 4279, SEATTLE, WA, 98194-0279, USA**

## GOVERNORS

---

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		SEAN	NORTHROP

## NATURE OF BUSINESS

---

CONSTRUCTION

## EFFECTIVE DATE

---

Effective Date:

**04/03/2020**

## CONTROLLING INTEREST

---

1. Does your entity own real property such as land or buildings (including leasehold interests) in Washington?

**NO**

2. As of January 1, 2019, has there been a transfer of stock, other financial interest change, or an option agreement exercised that resulted in a transfer of at least 16% percent interest in the entity?

**NO**

a. If "yes", has the transfer of stock, other financial interest change, or an option agreement exercised resulted in a transfer of controlling interest (50 percent or greater)?

**NO**

3. As of January 1, 2019, has an option agreement been executed allowing for the future purchase or acquisition of the entity?

**NO**

You must report a [Controlling Interest Transfer Return](#) IF: you answered "yes" to questions 1 AND 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

---

Attention:

**KAT WALKER**

Email:

**KAT@TRAILSIDEHOMES.COM**

Address:

**PO BOX 4279, SEATTLE, WA, 98194-0279, USA**

## UPLOAD ADDITIONAL DOCUMENTS

---

Do you have additional documents to upload? **No**

## EMAIL OPT-IN

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**Work Order #: 2020040300189517 - 1**

**Received Date: 04/03/2020**

**Amount Received: \$85.00**

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By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

---

I am an authorized person.

Person Type:

**INDIVIDUAL**

First Name:

**KJ**

Last Name:

**FWALKER**

Title:

**BOOKKEEPER**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.

**From:** [Patty Ratzlaff](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** City Heights project  
**Date:** Wednesday, September 30, 2020 9:33:17 PM  
**Attachments:** [Northrop business summary.csv](#)

---

Final attachment.  
*Patty Ratzlaff*

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Business Name	UBI#	Business Type	Principal Office Address	Registered Agent Name	Status
2002-TSG-SPRAGGER 750, LLC	604 652 918	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104-0000, UNITED STATES	TRAILSIDE GROUP, LLC	Active
BIG BAD BOYLSTON BOYS AND GIRL, L.L.C.	601 839 186	WA LIMITED LIABILITY COMPANY		JAMES S BLACK	Inactive
CINDY'S CUPCAKES L.L.C.	601 605 906	WA LIMITED LIABILITY COMPANY		JAMES S BLACK JR	Inactive
CITY HEIGHTS HOLDINGS, LLC	604 468 268	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES, LLC	Active
FRPP PHASE 1, LLC	604 446 096	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES, LLC	Active
HANSVILLE HEIGHTS, LLC	603 266 623	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Administratively Dissolved
MIRROR LAKE, LLC	603 271 462	WA LIMITED LIABILITY COMPANY	206 W 1ST ST, CLE ELUM, WA, 98922-1108, UNITED STATES	GMTE CORPORATION	Administratively Dissolved
NORTHLAND INVESTMENTS, INC	602 559 702	WA PROFIT CORPORATION	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Administratively Dissolved
RED MOUNTAIN VISTAS, LLC	602 299 569	WA LIMITED LIABILITY COMPANY		MICHAEL J MURPHY	Inactive
SCATTER CREEK HOLDINGS, L.L.C.	601 846 250	WA LIMITED LIABILITY COMPANY	206 W 1ST ST, CLE ELUM, WA, 98922, UNITED STATES	MICHAEL MURPHY	Inactive
SCATTER CREEK PROPERTIES, INC.	602 861 814	WA PROFIT CORPORATION	116 1/2 S WASHINGTON STREET, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Administratively Dissolved
SCATTER CREEK REALTY, LLC	602 938 203	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	CARIGEN'S CERTIFIED PUBLIC ACCOUNTANTS	Administratively Dissolved
STORM KING, LLC	602 559 147	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Administratively Dissolved
SWANBERG DEVELOPMENT, L.L.C.	601 885 033	WA LIMITED LIABILITY COMPANY		TIMOTHY M WOLFF	Inactive
SWANBERG HOLDINGS, L.L.C.	601 885 035	WA LIMITED LIABILITY COMPANY		TIMOTHY M WOLFF	Inactive
TRAILSIDE AT SUNCADIA, LLC	603 437 240	WA LIMITED LIABILITY COMPANY	206 W 1ST ST, CLE ELUM, WA, 98922, UNITED STATES	GMTE CORP.	Voluntarily Dissolved
TRAILSIDE CUSTOM HOMES, LLC	603 386 798	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Administratively Dissolved
TRAILSIDE HOMES, LLC	603 386 791	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Active
TSH HOLMES POINT, LLC	604 446 095	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES, LLC	Active
TSH RIVER RIDGE 28, LLC	604 468 269	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES, LLC	Active
TSH SANCTUARY, LLC	604 457 273	WA LIMITED LIABILITY COMPANY	116 1/2 SOUTH WASHINGTON STREET, SEATTLE, WA, 98194, UNITED STATES	TRAILSIDE GROUP LLC	Active
UKC WATER COMPANY, LLC	603 216 809	WA LIMITED LIABILITY COMPANY	116 1/2 S WASHINGTON ST, SEATTLE, WA, 98104, UNITED STATES	TRAILSIDE HOMES	Active
WEIKS FARM, L.L.C.	601 955 479	WA LIMITED LIABILITY COMPANY		TIMOTHY M WOLFF	Inactive
WEIKS WATER, L.L.C.	601 955 480	WA LIMITED LIABILITY COMPANY		TIMOTHY M WOLFF	Inactive
WOODS AND STEEL PHASE I, INC.	603 177 982	WA PROFIT CORPORATION	300 E PINE ST, SEATTLE, WA, 98122, UNITED STATES	GMTE CORPORATION	Administratively Dissolved

9/27/20

To: The City of Cle Elum Board of Development Review

Re: City Heights LLC Development Phase I

From: H. Roy & Patricia Ratzlaff  
Submitting 9 pp with 2 attachments

We have numerous concerns about the City Heights project Phase I. The plans for parks and trails incorporated in the design are appealing. The number of apartments and homes increasing population with such density is not as appealing.

- 1) High density adjacent to rural properties does not reflect typical land planning.
- 2) We have health concerns for families living close to power lines. If there is not adequate distance between the electromagnetic field and each home, potential harm can come to adults and children who develop EMF related illnesses by spending extended periods of time exposed (e.g. number of hours sleeping each year too close to the lines). Leukemia is the most concerning related illness from prolonged exposure. See links below.

<https://www.econsciousliving.com/services/emf-test/#emf-overview>

<https://www.econsciousliving.com/living-near-power-lines/>

- 3) We have concerns with the developer (Sean Northrop) and they are as follows:

Road Quality: The developer has a reputation for cutting corners and putting in substandard roads with uneven paving depths. The Tillman Creek Community & Meadow Ridge are examples. Please see attached photo's of Meadow Ridge roads as of August 2020.

Infrastructure: Please see attached photo for example of pipe not installed deep enough per National Electric Code and attached list of concerns regarding developer's Forest Ridge Drive project.

Quality of Work in Construction of Housing: The developer is concerned about the initial appearance of a completed product and not the underlying quality that makes for lasting durability. Ice dams, inspector complaints are part of his on-going work.

Integrity:

Under the developer's Ederra project for Forest Ridge Drive he is operating under the name FRPP LLC Phase I. Though the developer has well over 450 acres of land on Cle Elum Ridge and as well as acreage for City Heights, he states in his most recent corporate reports for City Heights LLC, FRPP LLC and Trailside Homes LLC that he does not own any land in the State of Washington (see attached).

The developer lacks integrity in his advertising. Hiking and bike path trails posted on one of his marketing website [www.ederraliving.com](http://www.ederraliving.com) show maps indicating future trails running through several private properties on Forest Ridge Drive (including ours). There is no easement for these and the developer has not spoken to any of the 3 households to request one.

Financial: The Secretary of State website shows 25 different LLC's with the Developer's name attached. These are found on the website under advanced search. We are uncertain what would be found with a deeper search by an attorney.

<https://ccfs.sos.wa.gov/#/BusinessSearch> Clicking on the business name on the website will show Sean Northrop's name. Also see attached copied summary in excel format.

Lawsuits: To our knowledge the developer has lost 2 lawsuits locally and has not complied with the judgement; instead claiming that he has no funds transferring monies to other LLC's and declaring bankruptcy. One was with Tilman Creek (Developer building under the business name Misty Mountain LLC) and the other with homeowners on Cle Elum Ridge in 2017 (Developer selling properties under the business name Iron Horseshoe LLC).

Quit Work mid-project: Due to lawsuits and other financial concerns developer may quit when in the middle of the project. This could leave the town with a lot of open bare dirt slopes ready to erode down the hillside toward town clogging drainpipes and flooding areas. A performance bond and maintenance bond would need to be secured to hold the developer to the standards the City is envisioning.

For the project to turn out the way it is promised in the plans for City Heights Phase I, we feel the City of Cle Elum will need to hire additional inspectors and hold the Developer to the plans indicated. This would likely require daily inspection. Our personal experience occurring right now in county jurisdiction is not positive. See attached list of concerns for Forest Ridge development and Ponderosa Pines (now newly named Sky Ridge & Timberline under the Ederra umbrella name).

Also, the City can request a list of concerns the county inspector filed on the Forest Ridge Drive road installation with Kittitas County Public Works.

Here are quotes from people that we have heard regarding the developers work and character. We have left off names intentionally:

- A county inspector: "Northrup is always cutting corners and drives us crazy."
- "He's a nice guy but I would never do business with him."
- "With all the trouble he has caused, he ought to be run out of town."
- A county road inspector, "There are so many problems with this road." (referring to Forest Ridge Drive's newly paved area.)

- “Sean said just go ahead and start logging up there; no one cares and no one is watching.”

The City of Cle Elum would do better to wait for another more capable and trustworthy developer to come and expand our city. However, if the City goes thru with these plans the highest standards of inspections and bond requirements should be set in place.

The developer will have built out and collected his money leaving the town with his workmanship. **If the City does not inspect at every point possible and have sizable Performance and Maintenance Bonds in place in advance; they risk poor results, which would in turn leave tax payers to make up the difference in road maintenance costs.**

Thank you for taking time to read our letter, and we wish the City the best as it tries to pursue the best path for our community.

Sincerely,

Roy Ratzlaff  
Retired Builder  
& Patty Ratzlaff  
821 Forest Ridge Drive  
Cle Elum, WA 98922

Please see attached photo's and list

(4) photo's of Meadow Ridge roads in Cle Elum as of August 2020











Inadequate depth for 2" primary line on Forest Ridge Drive.  
Sept. 2020

Forest Ridge Drive Concerns and Sub-standard work since beginning project  
June 2020

- 1) Developer had stop work order from DNR due to stating on application the logging would not be followed by development.
- 2) Developer had stop work order from City of Cle Elum due to no permits on City portion of Creekside.
- 3) FRPP LLC has invested approximately 2 million dollars: logging, road work, infrastructure with no permit from the county as of August 2020.
- 4) The Civil Engineer of record: Encompass, provided hubs for road work but road crews routinely destroyed hubs making accurate finish survey impossible.
- 5) Paving thickness varies 2" to 4" when design was 4".
- 6) Paving mid section on a Friday and 100,000 lb trucks were driving on it the following Monday at 6:30 am.
- 7) Logging continued during High Fire season and there did not appear to be an adequate water source.

**From:** [Kirk Bland](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** city heights comments  
**Date:** Thursday, October 1, 2020 4:56:15 PM  
**Attachments:** [phase one city heights.doc](#)

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See attached,  
Thanks  
Kirk



## Cle Elum – Roslyn – South Cle Elum Police Department

*In The Heart of the Cascades*

*Chief of Police – Kirk Bland*

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807 W Second St ♦ Cle Elum, WA 98922 ♦ 509-674-2991 ♦ Fax 509-674-2918 ♦ Dispatch 509-925-8534  
[policerecords@cityofcleelum.com](mailto:policerecords@cityofcleelum.com)

October 1, 2020

Re: Proposed City Heights Draft EIS, April 2010, Section 3.17: Public Services

This memo is intended to be submitted to the City of Cle Elum regarding Phase One of the City Heights Plan for the purpose of addressing concerns and impacts this development will cause to public safety immediately upon its start. The documents that I have been able to review that speak about Phase One do not even discuss the impacts imposed on the Cle Elum Police Department other than conducting a traffic study. The City Heights Development will increase demand on the Police Department for services in many ways besides traffic issues. I acknowledge the fact that increased traffic of construction-type of vehicles and employee vehicles will create additional concerns in and around the construction area, but this is only one factor that will increase the need for Police services.

It is common knowledge that the Police Department responds to calls of service in construction sites on a regular basis any time new construction exists. The calls generally involve theft, burglary, and malicious mischief where the construction company is the victim. Far too often construction companies do not take sufficient measures to protect their property, tools, or machinery from crime.

The Police Department will also be impacted indirectly from workers employed by the construction companies. Any time a number of laborers are congregated into our community, we see an increase in alcohol violations, DUIs, and assaults, as well as other miscellaneous crimes.

These are just some of the factors on how the Police Department will be impacted by increased calls for service and these impacts will be seen as early as Phase One. Therefore I believe these concerns are pertinent to be discussed and addressed under Phase One before the City Heights Development continues on through its designated phases.

In reviewing the Proposed City Heights Draft EIS, dated April 2010, and specifically section 3.17: Public Services, the Police Department is concerned if the project were to move forward. In carefully reviewing the information in this report, and provided by the recent posting, the information cited and reported impacts are outdated.

For example, calls for service have grown considerably since the report. The report does not take in to consideration year over year growth in calls, nor accommodate for the 'available existing resources' having been consumed by other developments, impacts, and related.

Another example, the costs for Officers, equipment and vehicles as depicted in the original development agreement are no longer valid. Section 3.17 Mitigation Measures clearly shows the need for four (4) additional full time equivalent Officers would be necessary to maintain the level of service expected for this development. Under Appendix J of the development agreement on page 66 provides dollar amounts



## Cle Elum – Roslyn – South Cle Elum Police Department

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subject to payments to be made to the City of Cle Elum for Police Services are grossly under estimated. This is yet another example of how the data and monetary impacts differ from 2011 to 2020.

*As the report states, “Potential impacts to the cost of public services in general are difficult to quantify with any degree of certainty. No project occurs in a vacuum, and there are often several factors (many of which are unknown at the time of this writing) that can influence both the revenue and cost side of project impacts within a community. If Alternative 1 or 2 is selected for implementation, the City and the applicant will enter into a Development Agreement to define as accurately as practicable, proportionate-share cost responsibilities to assure that the City Heights development will pay for the cost of services it will require. Similar negotiations would occur with Kittitas County if Alternative 3A or 3B is selected for implementation, so that fair-share capital and operating cost responsibilities would become conditions of development approval. Efforts would be made to avoid significant unavoidable adverse impacts in the form of the cost of public services required to serve the development.”*

Therefore, the City of Cle Elum Police Department is not able to support any further progression of the Proposed City Heights development without addressing the immediate impacts Phase One of this development will impose on the Police Department.

Respectfully,

Kirk Bland, Chief of Police

**From:** [Valerie Lindholm](#)  
**To:** [Cle Elum Planning](#)  
**Subject:** Re: City Heights  
**Date:** Thursday, October 1, 2020 12:03:02 PM

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What portion of the additional costs required to support and supply schools, fire, police, roads, health system, food supplies are the developers required to pay?

I would like to add to my question the following...

When Paul Allen purchased the waterfront in Lake Washington to develop. The city of Renton required he pay to improve the overpass/intersection, pay for additional Fire and Police, improved access costs. He was already going to have to clean up contaminants in the ground and water so he passed on the additional costs required by the city. This resulted in the building of Seahawks training facility instead of mixed use high rises and homes. Which has kept the area more rural.

I would like to know that these costs for City Heights will be covered by the developer and not be spread through our community. Or worse yet, no plan and everyone is on their own to cover their costs

Regards,

Valerie and James Lindholm  
241 Hermitage Dr  
Cle Elum

Sent from my iPhone

> On Oct 1, 2020, at 11:50 AM, Valerie Lindholm <[vallindholm@icloud.com](mailto:vallindholm@icloud.com)> wrote:

>

> What portion of the additional costs required to support and supply schools, fire, police, roads, health system, food supplies are the developers required to pay?