

City of Cle Elum
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April 16, 2021

Dear Affected Agencies, Tribes, Organizations, and Interested Parties:

The following document is the Final Supplemental Environmental Impact Statement (Final SEIS or FSEIS) for the proposed **47° North Master Site Plan Amendment**. The proposal includes development of the 824-acre site with 707 residential units and 627 recreational vehicle sites, and public and private recreational amenities; more than one-half the site would be retained as open space. A 25-acre commercial site is also evaluated in the FSEIS but is not part of the 47° North proposal. The Draft SEIS (DSEIS) was issued on September 18, 2020. The DSEIS and FSEIS evaluate the probable significant impacts of two SEIS Alternatives and identify measures to mitigate identified impacts. The FSEIS responds to the comments received on the DSEIS and contains new information and analysis on certain topics. Together, the DSEIS and FSEIS constitute the SEIS, which supplements the EIS published in 2002 for the Cle Elum Urban Growth Area (UGA) (also referred to as the Bullfrog Flats Master Site Plan).

A 45-day public comment period was provided on the DSEIS. A total of 110 written comment letters/emails were received,¹ eight phone messages were left on the dedicated phone line, and one spoken comment was made by an individual at the virtual public meeting.²

This FSEIS, which is published in one volume, includes the following chapters:

- **Chapter 1** – a summary of the DSEIS and FSEIS;
- **Chapter 2** – a detailed description of the Proposed Actions and Alternatives, including any changes to the proposal since publication of the DSEIS;
- **Chapter 3** – responses to DSEIS comments on topic areas, and a summary of information and analyses that have been updated since the DSEIS;³ and,

¹ Note that a couple of commenters submitted more than one letter, and several letters were signed by more than one individual. Also, two comment letters were received after the comment period ended; as a courtesy, these letters are included in this FSEIS.

² Most of the comments related to the municipal/community recreation center that is required in the Development Agreement for the 2002 Bullfrog Flats (now 47° North) Master Site Plan.

³ Many comments that were received on the DSEIS identified common topics, and these are referred to as “topic areas” in this FSEIS. This approach is intended to reduce repetition and to provide a single comprehensive response to identical or similar comments that share a common theme. **Chapter 3** of the FSEIS lists the topic areas and provides collective responses to the substantive comments. Additional information and analyses were prepared to address some of the comments and are also summarized in **Chapter 3** under the applicable responses. Technical memos including the complete updated information/analysis are in the appendices to this FSEIS.

- **Chapter 4** – all the comments that were received during the comment period, as well as the two comment letters received after the comment period ended.

Updated technical information and analyses were prepared for this FSEIS in the following areas: transportation; cultural resources; utilities; plants, animals, and wetlands; and fiscal conditions. The updated memos and reports are located in the appendices to the FSEIS on electronic files in the back cover of the document.

An electronic version of this FSEIS can be viewed or downloaded on the City's website using the following link: <http://cityofcleelum.com/city-services/administrative-services/public-notice/proposed-47-north-project/> For further information or to request a thumb drive of the FSEIS, please contact Lucy Temple at: lucy@cityofcleelum.com or (509) 674-4097.

The proposal described in the SEIS is based on pre-application materials (included on the City's website) and additional information requested by the City and provided by the Applicant to meet the needs of environmental review. The formal 47° North application to revise the approved Master Site Plan is expected to be submitted to the City in late Spring 2021. The application for the project will be reviewed by the City of Cle Elum Development Review Team. The City Planner will prepare a Staff Report evaluating the consistency of the proposal with applicable policy and regulatory requirements. The SEPA Official will determine whether the submitted application addresses issues discussed in the SEIS. The Planning Commission, or possibly a hearing examiner, will hold an open record public hearing and will make a formal recommendation to the City Council. The recommendation will be to deny, approve, or approve with additional conditions or modifications, the application for modifications to the Master Site Plan. The City Council will hold a closed record public hearing and will make a decision on the application. The City Council will also consider a proposed Development Agreement.

Thank you for your interest in the **47° North Master Site Plan Amendment** project.

Sincerely,



Richard Weinman
Designated SEPA Official