

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



Comments on City Heights

I was involved in the Regional Wastewater Agreement from the 1st meeting at the Cle Elum Eagles thru the last meeting before I retired from Roslyn in 2015. In 2017 I reviewed an Engineering study by HLA and attended a meeting with Cle Elum Mayor and Engineer and Roslyn's Mayor and Council members. The HLA study was flawed by incorrect data and information provided by Cle Elum to HLA. The study attempted to paper over Cle Elum and S. Cle Elum's overruns of their ERU allocations and ignore the 4th Amended Agreement that was signed by the Resort and the Communities. Exhibit 10 of the 4th Amended Regional Agreement allocates 69.9% of the ERU's to the Resort and their Bullfrog Road properties. Of the 8582 ERU's, the Resort gets 5993 leaving 2589 ERU's left for the Communities. In 2020 reported ERU's are Cle Elum 1332 with 1184 as their allocation. They are over by 148. S. Cle Elum reported 383 with an allocation of 355. They are over by 28 ERU's. The Resort has paid for the ERU's in their allocation and a monthly offset payment to reserve their connections. When the Bullfrog UGA was annexed Cle Elum added these connections to the Cle Elum column of ERU's

CLEELUM KNOWS THOSE CONNECTIONS ARE NOT THE CITIES TO USE. THESE CONNECTIONS WILL BE DEVELOPED BY THE RESORT OR 49 NORTH PROJECT AND THUS ALL THE OVERRUNS ARE OUT OF ROSLYN/RONALDS ALLOCATION. THERE ARE NOW ONLY 55 ERU'S LEFT BASED ON 2020 REPORTED ERU'S. DEVELOPMENT ON 903 AND NOW CITY HEIGHTS PROJECTS HAVE NO CAPACITY ALLOCATION THE REGIONAL WASTEWATER PLANT. CLEELUM IS PERMITTING PROJECTS THAT VIOLATE THE REGIONAL AGREEMENT. PLEASE STOP THESE PROJECTS UNTIL THE ISSUE OF WASTEWATER TREATMENT CAPACITY IS SOLVED. THE CITY HEIGHTS EIS WAS EXTREMELY FLAWED IN THE WASTEWATER AREA. I AM SUBMITTING MY COMMENTS FROM JANUARY 4TH, 2011. BASED ON THAT FLAWED EIS MANY AGREEMENTS AND DECISIONS HAVE BEEN MADE BY CLEELUM OFFICIALS. NONE OF THESE ACTIONS CREATED ADDITIONAL CAPACITY IN THE REGIONAL PLANT OR SUPERCEDED THE EARLIER AGREEMENT GOVERNING CAPACITY SHARE IN THE REGIONAL PLANT. WHY WOULD THESE DEVELOPER AGREEMENTS BE UPHOLD AND THE OLDER REGIONAL WASTEWATER AGREEMENT IGNORED? STOP GIVING ROSLYN/ RONALDS CAPACITY SHARE TO DEVELOPERS. PLEASE READ AND ABIDE BY THE REGIONAL AGREEMENT BETWEEN OUR COMMUNITIES. YOU CANNOT GIVE ROSLYN'S CAPACITY SHARE TO DEVELOPERS IT DOES NOT BELONG TO CLEELUM TO GIVE.

JOE PECK
BOX 1
ROSLYN, WA. 98941

Sincerely

Joe Peck

Nancy A Jones

509 W 6th Street

Cle Elum WA 98922

509-674-5921

April 22, 2021

City of Cle Elum
119 W 1st Street
Cle Elum WA 98922

Planning Department



I am writing once again to express my concerns regarding City Heights Development Phase 1 adjacent to W 6th Street in the vicinity of Reed, Steiner and Park Streets.

I recently received a letter from the City of Cle Elum that describes planned actions related to Phase 1 of City Heights. This letter raised several questions.

First is the relocation of Summit View Drive to which I am not opposed. My concerns have been and continue to be the increased amount of traffic that this development will bring into our now quiet neighborhood. As new homes are being built on the ridge above the proposed City Heights development, traffic on Reed and W 6th is already very noticeably increasing as is the speed at which this traffic is traveling. I sit in my yard and see near misses daily at the corner of Reed and W 6th due to excessive speed and drivers taking the corner on the wrong side of the road. With the added traffic that this development will bring, our now quiet neighborhood streets will become raceways. I am asking that when Stafford, W 5th, Reed and Summit View are improved that speed limits be set at 15 MPH and that 4 way stops be installed at the intersections of W 5th and Reed and W 6th and Reed. This will force drivers to comply with speed limits and preserve some peace in our neighborhood, improve safety for drivers and pedestrians.

My next concern is #2 in the letter from the city.

2. The proposed inclusion of a private recreation amenity within Park #3 Red Rock Open Space.

Below is taken from the agreement between the developer and the City of Cle Elum. The Red Rock is to remain open to the public.

APPENDIX N PARKS AND RECREATION Within the areas designated on Exhibit 7 as "Open Space," the Ridge Entities shall construct, at their sole cost, publicly open recreational trails in accordance with the Master Site Plan shown on Exhibit 3 to this Agreement, of such surfacing or mix of surfaces that the Ridge Entities deems appropriate.

In addition to the trails shown on Exhibit 7 as Open Space, the Ridge Entities shall also construct, at their sole cost, public open parks as shown on Exhibit 7. Upon completion of parks as enumerated below, the Ridge Entities shall dedicate such parks to the City in fee.

4. Park# 3 is an existing area that can be used for recreation and it will be left in its natural state with some improvements added. There are no time limits on completion.

Two views of the stream below the spring in Phase 1 Div II Tract A



In closing I would like to say that as I have state in earlier communications with the City of Cle Elum regarding this development, going back to 2011 when then Mayor Charlie Glondo looked me in the eye and assured me that a green belt would be in place between existing neighborhoods and new construction, what happened to that promise? My husband and I chose the #7 Hill neighborhood as our home due to its unique location and characteristics. A part of the City of Cle Elum, yet quiet and secluded. We have treasured our home and neighborhood for 34 years. Now, through lack of concern for our existing lifestyle by the city fathers in 2011, the quality of life for a wealthy developer and new residents will be enhanced at the expense of the quality of life of longtime residents. Yes, progress and growth will and must happen. But, there are ways to allow this to happen without devastating impacts to existing neighborhoods and residents. Please step up and represent all citizens.

Thank you for your consideration

Nancy Jones

A handwritten signature in black ink, appearing to read 'Nancy Jones', with a long, sweeping underline.

cc

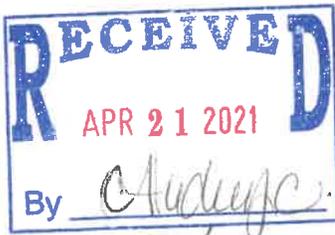
Mayor Jay McGowan

City Administrator Robert Omans

City Clerk Kathi Swanson

City Planner Lucy Temple

Planning Commission Members Berndt, Graham, Hawk, Fluegge, Torrey, Peterson



You are sacrificing our small neighborhood for the financial gain of Sean Northrop. He doesn't care about us - only money

The red rock is a favorite hiking spot for the people of Cle Elum. I have maintained the flag on top of this hill for twenty five plus years. Now it is planned to become a private park. Us lowley established citizens of Cle Elum won't be allowed there any more.

You are considering closing off the rock dump and destroying the #7 neighborhood so Sean Northrop can have his way with us. Are you going to let him bully us into anything he wants? What's next?

In a few years Cle Elum will become another North Bend or Issaquah. Is this what you want?

Please don't do this to us.

Sincerely
Steve Jones

P.S. I'm a twenty five year retired member of the Cle Elum Fire Dept, 20+ years active member VFW Post 1373. I keep the Vets cemetery maintained, fire hydrants on 7 hill painted

Members of the planning Dept
Cle Elum City Council

I'm writing this short but emotional letter in regards to the proposed City Heights Phase 1 project.

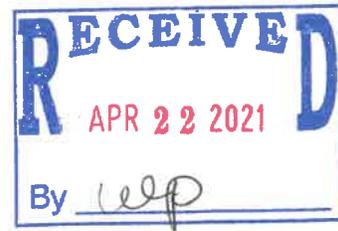
I have lived in the #7 Hill neighborhood on and off since 1960. My family and I have lived at this address for thirty four years.

I have concerns regarding this project that I can't understand why the planning commission and the city council would even consider approving.

The #7 Hill neighborhood is a quiet section of the city proper that has been around before the operation of the #7 coal mine.

There are 962 proposed dwelling units in this plan. All the traffic is planned to go thru the heart of this small neighborhood of ours to service this planned sprawl. This will ruin our established neighborhood. Have you given any thought to the people that live here and how all of this will affect them?

April 22, 2021



To Planning Committee/City Heights

There is another question that came to mind with further discussion with the residents of 7 Hill neighborhood. What ever became of the GREENBELT that was established and promised by city officials when these decisions were being made? We do not hear anything about that any longer which should be addressed.

Sincerely,

Gordon and Carolyn Jones
511 West 6th St
Cle Elum Wa. 98922

April 21, 2021



To: Planning Department/City Heights

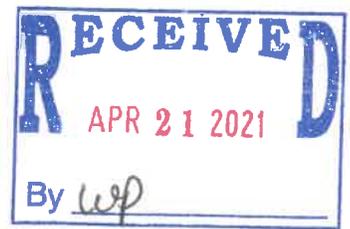
Enclosed are the original written comment letters sent in September regarding the City Heights development. We are resubmitting these letters under the modifications written comments as our concerns and questions remain in place and have not been addressed. We are also submitting an email we sent and the reply from Gregg Dohrn.

It was made clear in the recent letter that no public hearing will be held. Therefore, if it is the goal of the City Planning Department to allow written comments from the members of our community it is also imperative that the City Government be straightforward with the citizens of Cle Elum , that our questions and concerns are not pointless and have no merit in the decision-making process.

The first sentence in the Planning Commission mission statement states, "The Cle Elum Planning Commission serves all citizens in the City by providing a vision for improving the quality of life." The big question remains unanswered by not allowing a public hearing. In what way will this proposed development sprawl improve the quality of life for the citizens of Cle Elum?

Sincerely,

Gordon Jones
Carolyn Jones
511 West 6th Street
Cle Elum, Wa. 98922



To: Planning Department City Heights

Date: Sept. 29, 2020

Resubmitted 4-21-2021

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. 6th 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.

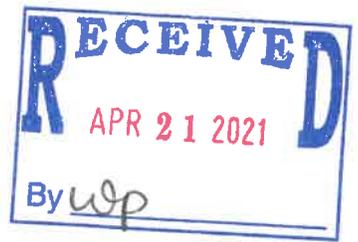
So what is the plan? In my thoughts are the ideas of preservation of history and the identity and integrity of our 125 year old neighborhood. If Area C became the No.7 mine City Park these concerns would be met. It is vital and necessary for the citizens to have an opportunity to voice their concerns 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

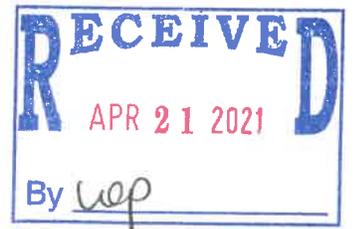
parking for hikers and mountain bikers that bring revenue to our community. I am looking forward to working with everyone involved to make this happen resulting in a positive and productive outcome for all.

Thank You,

Gordon D. Jones

Gordon Jones





To: Planning Department City Heights

Date: Sept. 20, 2020

Resubmitted 4-21-2021

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



Gordon Jones <gdckjones@gmail.com>



City Heights Minor Modification Request - Notice of Application

3 messages

Gordon Jones <gdckjones@gmail.com>
 To: romans@cleelum.gov
 Cc: Gordon Jones <gdckjones@gmail.com>

Fri, Apr 16, 2021 at 5:15 PM

We have already tried to contact Lucy Temple and the planning committee with no response. It is very concerning and disappointing with the lack of communication on behalf of the residents in our community. Will it be necessary to request a public record request concerning this development?

Good Morning

The intent of this email is to request further information and clarification regarding the recent modification request dated April 8 2021 on the City Heights Master Site Plan Phase 1.

First question is are our letters that we submitted in September 2020 now null and void? Do we need to resubmit them? After reading many of them posted on the city's website it is apparent the residents of our community and neighborhood have great concerns about the proposed development and the impact to our community. It was also made clear the citizens felt it was vital to have an opportunity for public comment as many of the concerns have not been addressed.

Next question is what is the plan for all of these amazing street improvements etc and the impact it will have on the current residents of the 7 hill neighborhood. Which street will it be Reed or Steiner? There is no way Steiner Street can accommodate that amount of traffic flow. Another question is the proposed park open space is now private?

There are so many unanswered questions and red flags that warrant further planning and input from the citizens of Cle Elum who will be directly impacted by all of this which is why it is vital to have an opportunity for a public hearing. We look forward to your response so we may respond if necessary in a timely manner.

Thank you,
 Gordon and Carolyn Jones
 511 West 6th Street
 Cle Elum, Wa 98922

Gregg Dohrn <greggdohrn@comcast.net>

Mon, Apr 19, 2021 at 3:38 PM

To: gdckjones@gmail.com

Cc: Lucy Temple <ltemple@cleelum.gov>, Rob Omans <romans@cleelum.gov>, Planning <planning@cleelum.gov>, City of Cle Elum City Clerk <kswanson@cleelum.gov>

Good afternoon! Thanks for your questions, I hope the following information is helpful:

1. All of the responses that were submitted last September have been reviewed by the City, shared with the Project Sponsor, and have been included in the official record for the City Heights project. You do not need to resubmit them.
2. The Notice of Application that was recently sent out is an additional opportunity to comment on the proposed relocation of Summit View Drive so that it would align with Reed Street.
3. We agree with your assessment regarding Steiner Street and we think that the proposed realignment of Summit View Dr to the east is preferable to the current alignment that intersects W Sixth between Park and Steiner Streets. We do have concerns though about the impacts of this new route on the proposed Red Rock Open Space within the City Heights development. The comments that we receive about the proposed realignment will be very helpful to us.

4. We share your concerns about the use of the Stafford Street corridor to access the first phases of the City Heights development. The approved Master Plan and Development Agreement for the project specifies the standards for the construction of new roads within the development and requires improvements to the corner where W Fifth turns onto Stafford Street. But it is the position of the City that the entire Stafford Street corridor from W Sixth to W Second must be improved by the Project Sponsor to City standards as a safe, all-season, all-weather road.

5. The approved City Heights Master Plan and Development Agreement require the set aside of an area for development as a public park (see the attached map, Park #3 Red Rock Open Space). There is also a requirement to develop several trails in the vicinity of this park. The Development Agreement requires that this park and the trails be dedicated to and maintained by the City. The Project Sponsor has proposed to develop this park and the trails in phases and no timeline has been established for their completion. As a result, we are very concerned about the financial impacts on the City of having to maintain partially completed trails and parks for an indefinite period in the middle of a multi-phased construction site. As a result, it is likely that the parks and trails will be open to the public, but it will be the responsibility of the Project Sponsor to maintain them until they are completed and the construction in the vicinity is finished.

6. We share your frustrations and your concerns about the limited opportunities to comment on the project. Unfortunately an Arbitrator has ruled that the City Council approval of the Master Site Plan and Development Agreement nearly ten years ago, now precludes the City conducting a public hearing prior to making a decision on the proposed subdivision to implement the first phase of the project. We disagree with this decision, but it is binding. So we are going to do everything we can within the law to protect the public health, safety, and welfare of the community and make the decisions that we required to make. We should note that all decisions will be made public and there will be a 14 day period to file an appeal with the City Council. We'll provide more information on this as we proceed.

I've included the approved Master Site Plan and a drawing that depicts the proposed realignment of Summit View drive.

Thanks again for your questions and comments, it is very helpful to us!

From: Rob Omans <romans@cleelum.gov>
Sent: Monday, April 19, 2021 1:08 PM
To: Planning <planning@cleelum.gov>
Cc: Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net) <greggdohrn@comcast.net>; Lucy Temple <ltemple@cleelum.gov>
Subject: FW: City Heights Minor Modification Request - Notice of Application

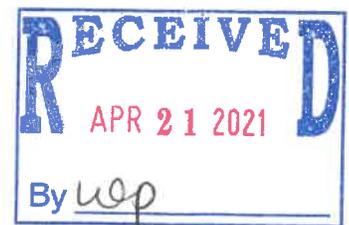
Forwarding this comment for City Heights.

[Quoted text hidden]

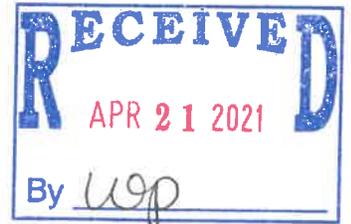
2 attachments

 **City Heights Master Plan Exhibit 7.docx**
9417K

 **Phase 1 Map with Relocated Sumit View Drive.docx**
2072K



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
Carolyn Jones

Address: 511 W. 6th
Cle Elum, Wa 98922

Date: 4/21/21

Signature: *Gordon Jones*
Carolyn Jones

Mail to:

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

City of Cle Elum
Attn: Planning Dept
Re: City Heights Development



I am writing today to voice my support for the City Heights project, specifically the proposed minor modification. Creating new recreation opportunities and limiting traffic on 6th st is a win-win situation for the community.

The biking community already enjoys the bike park that is on the property for the past 5 years. Each year the use increases at the bike park as people discover it and use it to build up their skill level. It is a great asset for the City of Cle Elum. The Bike Park has turned an area of the City that was used to illegally dump trash into a productive recreational amenity. By rerouting the road and adding the outfitter building will only enhance and create more recreational opportunities for the community and visitors. It will also bring in new tax revenue for the City through sales tax on gear and rentals. Rerouting Summit View Dr will make the impact on the residents of 6th St less. They will be able to enjoy the new amenities without the new traffic.

I think the City should be actively working with the developer to make City Heights the best community asset possible. Thank you for taking the time to consider this minor modification.

Jeff Newman
Tamarack Trail Builders, LLC
541-848-1274

From: SANDY SHOVLAIN

To: Lucy Temple

Subject: Has this been approved?

Date: Wednesday, April 14, 2021 5:49:05 PM

Hi thanks for the e-mail. Not answered is with increase in population will need new school to accommodate all the new children that move to the area. Need another grocery store and also garbage dump. Will need more Urgent care facilities and medical providers in the area. Will need increase fireman and Police. Has this been approved? Or is there more meetings to address these issues. Please let me know. Thanks Sandy Shovlain a Ronald resident.

From: Mark Skorupa

To: Planning

Subject: City heights

Date: Thursday, April 22, 2021 2:22:52 PM

I am writing today to express my overall support for the City Heights project and specifically for the proposed minor modification. I am very supportive of the minor modification of moving Summit View Drive to the east and creating a new intersection for Sixth and Reed. This will result in decreased traffic through the existing neighborhood and create a new public amenity which I am most excited about. I am an avid outdoor enthusiast and I think new trails in Red Rock Park will greatly benefit the community. Even more exciting is the fact that moving the access road east provides those of us who live or recreate in Cle Elum with a cool new space west of the relocated Summit View Drive called the Outfitter Area, which will include new trails, a main building to rent and store bikes, parking, an outdoor events area, a covered and heated patio, picnic shelters, bocce ball and horse shoe areas, a climbing wall and a bridge that safely connects pedestrians over Summit View Drive to Red Rock Park.

Creating a new recreation area in the community along with reducing traffic through the neighborhood on Sixth seems to be a win-win situation. Additionally, moving Summit View Drive to the east will not impact the size of Red Rock Park because the developer plans to expanding the boundaries of the park north in order to maintain the size. With the plan for new trails and a bridge to safely connect Summit View Drive to Red Rock Park, I see this minor modification to be beneficial to the entire community.

I think the city should be actively working with the developer to help make City Heights the best community it can be. It will bring in new tax revenue to the city, add outdoor amenities, revitalize our downtown businesses and plan for growth in a well-thought out plan.

Thanks for your consideration.

Mark Skorupa

From: Peg Bryant
To: Planning
Subject: City Heights
Date: Thursday, April 22, 2021 5:06:17 PM

Is the deadline for comments today or Friday? Your notice states Friday, April 22, 2021. If it is today, we support the comments of Joe Peck and Ellie Belew. I look forward to your response.

Sincerely,

Peg Bryant and Cordy Cooke
117 Fifth Street Alley
Roslyn, WA 98941
Sent from my iPad

From: Maren Deaver
To: Gregg Dohrn
Cc: Kathi Swanson; Rob Omans; Whitney Prosek; Lucy Temple; City of Cle Elum Designated SEPA Official
Subject: Re: City Heights Minor Modification Request - Notice of Application
Date: Tuesday, April 20, 2021 1:34:30 PM

Thank you!

Best Regards,
Maren Deaver
206.940.1269 cell

From: Gregg Dohrn <greggdohrn@comcast.net>
Sent: Tuesday, April 20, 2021 9:30 AM
To: marenmcdonald@hotmail.com <marenmcdonald@hotmail.com>
Cc: 'Kathi Swanson' <kswanson@cleelum.gov>; 'Rob Omans' <romans@cleelum.gov>; 'Whitney Prosek' <wprosek@cleelum.gov>; Cle Elum City Planner <ltemple@cleelum.gov>; City of Cle Elum Designated SEPA Official <richardw-llc@comcast.net>
Subject: RE: City Heights Minor Modification Request - Notice of Application

Good morning! Thanks for asking your question. Lucy has forwarded it to me and has asked me to respond.

There are several references in the City Heights EIS and the City Heights Development Agreement that address the need to design and construct lighting so that it is downward facing and shielded to avoid glare and "spillage". In general terms there will be a condition(s) of plat approval that require that a lighting plan be submitted for City review and approval based on these standards and related "Dark Skies" principles. Compliance with the approved lighting plan will be verified during the review of subsequent construction permits.

We'll make sure that you receive notices about this project so that you can track this issue.

Thanks again!

From: Maren Deaver <marenmcdonald@hotmail.com>
Sent: Sunday, April 18, 2021 4:38 PM
To: Lucy Temple <ltemple@cleelum.gov>
Subject: Re: City Heights Minor Modification Request - Notice of Application

Hi Lucy,

Can you tell me if the City Heights will have dark sky requirements for lighting? I am worried about how bright this all could be once built.

Best Regards,
Maren Deaver
206.940.1269 cell

From: Lucy Temple <ltemple@cleelum.gov>
Sent: Friday, April 9, 2021 8:21 PM
To: Planning <planning@cleelum.gov>; Planning <planning@cleelum.gov>
Subject: City Heights Minor Modification Request - Notice of Application

Hello Regulators and Stakeholders:

The City of Cle Elum has received a request for a minor modification of the City Heights development Phase 1 preliminary plat.

Please see the attached notice for details.

Lucy Temple, Planner

119 West First Street

Cle Elum, WA 98922

(509) 674-2262 x102

www.cityofcleelum.com

From: Gray, Scott

To: Planning

Subject: City Heights minor modification

Date: Tuesday, April 20, 2021 5:53:08 PM

I want to express my support for the minor modification of moving Summit View Drive to the east and creating a new intersection for Sixth and Reed. This will result in decreased traffic through the existing neighborhood and create a new public amenity which I am most excited about. I am an avid Mt. Biker and I think new trails in Red Rock Park will greatly benefit the community. As a previous KPRD commissioner and Roslyn City Council member I support the development of recreational trails that connect Cle Elum, Roslyn and Ronald to the larger recreation parcels on the Cle Elum ridge and Teanaway Valley.

Sincerely

Scott Gray

205 S. First

Roslyn Wa. 98941

From: [Glarsen](#)

To: [Planning](#)

Subject: Summit view drive/outfitter area

Date: Friday, April 23, 2021 8:43:38 AM

As a future home owner in the new development above Cle Elum, I am excited about the new improvements to the design! Though minor, they are a major improvement. Moving summit view drive to the east and creating a new intersection for sixth n reed will reduce traffic in the outlying residential neighborhoods while adding new areas and space for everybody to enjoy. My girlfriend and I are very excited to relocate from Ronald to cle elum and these new potential improvements magnify our excitement.

Sincerely, Greg Larsen/ future homeowner/builder

From: Helen Lau

To: Planning

Subject: City Heights

Date: Thursday, April 22, 2021 9:17:29 PM

After reviewing both the letter I received and the newspaper notice I did not feel like I had a clear picture of all your planned actions including wetland impacts, designs to mitigate surface water movement or locations of wetlands as well as buffers. The planned development of the red rock area is also not very clear and how adding a road maintains the current use of open space.

Comments on the wetland protects of this project:

Have you considered the additional run off and increase of downhill water after reducing the infiltration levels with increased pavement and concrete? Where will this water go? Are the wetlands being protected enough that added runoff is being filtered before adding to the wetland which is already the lowest point in your project area? Have you appropriately sized your culverts to allow this extra flow and that it will not cause major damage in a rain on snow event which is inevitable. Your tract R is really a wetland. It could be the wetland falls out of your area of action but your development will likely have some impacts and potential to impound against your next phases.

What's happening with Tract I and K will these be restored back to wetland?

Climate change is occurring and both rain on snow events as well as fire hazards go hand and hand in any land management action in present days.

Have you adequately planned for fire protection needs?

Comments on Fire:

It appears your road C is a bit of a fire trap. If we look at current patterns in our warming climate and increased fire activity in the west like last summer, an increase in powerline and wind driven fires, i.e Paradise fire in California and Archie fire in Oregon have been occurring.

Water storage, runoff and planning for fire should all be major considerations in any of our planning when building in any of our Wildland Urban Interfaces.

Comments on Open Space:

Have you adequately held to your master plan that states you will maintain a portion of your development to public access trail system and connecting it to existing trail systems? Are you enhancing Red Rock Park stated in your master site plan?

Thank you for taking my comments into consideration.

Helen Lau

From: Michael Mankus

To: Lucy Temple

Subject: Re: City Heights Minor Modification Request - Notice of Application

Date: Monday, April 19, 2021 1:36:48 PM

Lucy Temple and the City of Cle Elum just responding to your Minor Modification letter

We have never had any return comments of our last emails and letters addressing these issues, so I feel if we do not respond then it's all okay. The citizens and homeowners should roll over and the deal is done.

The road proposals to Reed and Steiner are not efficient enough to handle the traffic with this great huge development.

We are not against change; everyone knows this to be true but why not do the infrastructure correctly and have proper access to handle the traffic.

I guess the last step is just sell out and move, that seems to be the normal mindset of newer citizens that are moving here.