

City Heights Planned Mixed Use Development
Frequently Asked Questions
May 13, 2021

The following is a list of questions and brief answers regarding the City Heights Development. This page will be updated as the City receives questions and comments about the Phase 1 Preliminary Plat and subsequent applications to implement the approved Master Site Plan and Development Agreement.

1. When was the City Heights Development approved? *The City Heights Master Site Plan and the City Heights Annexation and Development Agreement was approved by the Cle Elum City Council on November 11, 2011.*
2. Has an environmental review conducted for this proposed project? *A draft and Final Environmental Impact Statement was prepared and issued by the City in 2010.*
3. Why haven't I heard of the City Heights project before now? *The City Heights Development Agreement is in effect through the year 2036. The Phase 1 Preliminary Plat application that was submitted in 2020 is the first implementing approval submitted to the City.*
4. What does the approved City Heights Master Site Plan and Development Agreement authorize? *The City Heights project includes approximately 358 acres along the northern boundary of the City limits. Development activities will occur on approximately 120 to 165 acres in eight Development Areas (A-H). The construction of up to 962 residences has been approved along with the construction of a community center and some commercial development. Infrastructure including new roads, water and sewer system improvements, and storm water improvements will also be constructed. Several new parks and a system of trails will also be developed.*
5. Will the project be developed all at once or in phases? *The project will be implemented in Phases as proposed by the Project Sponsor through the year 2036. It is our understanding that applications to implement Phases 2 and 3 of this project may be submitted to the City in the near future.*
6. What development activities were authorized in the approval of the Phase 1 preliminary plat application? *The Phase 1 preliminary plat includes approximately 29 acres located north of W Sixth Street in the vicinity of Summit View Drive. The creation of 68 residential lots was authorized along with the construction of new roads, water and sewer system improvements, and storm water facilities. A privately owned mixed use building open to the public may also be designed and constructed that includes a community center and commercial uses.*
7. The City's Development regulations require that a public hearing be conducted prior to the approval of a preliminary plat application. Why wasn't a public hearing conducted prior to the approval of the Phase 1 preliminary plat? *The City had interpreted the provisions of the City Heights Development Agreement to require that all implementing approvals would be processed in accordance with City regulations which would have included a public hearing before a decision was made on preliminary plat applications. The Project Sponsor had a different interpretation of the Development Agreement and the parties were unable to resolve the differences in their respective interpretations. In accordance with the provisions of the City Heights Development*

Agreement, the matter was referred to an Arbitrator who ruled in favor of the Project Sponsor. As a result, the Phase 1 preliminary plat application was processed administratively, and no opportunity for a public hearing was provided.

8. *When will construction of the required Phase 1 improvements start? That is to be determined, but it is possible that construction could begin in June of 2021. We will provide an update on the status of construction activities as we have a better understanding of when they may occur.*

9. *When will the new lots be offered for sale? When can new homes be constructed? No lots may be sold, or homes constructed until all conditions of preliminary plat approval have been met as determined by the City and the City has approved the final plat. A Notice of Application will be issued when the City receives the final plat application, and a Notice of Decision will be made when action is taken to approve or deny the final plat application. We will also report on the status on the status of the preliminary plat improvements on the City's website.*