

City of Cle Elum
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Cle Elum, WA 98922



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**Bullfrog UGA Master Site Plan and Development Agreement
Notice of Application
Proposed Major Modification**

Notice of Application Issued: Thursday, August 12, 2021.

Deadline for Written Comments: Friday, August 27, 2021.

Project File Number(s): PMU-2021-001

Project Name: 47 Degrees North.

Applicant: The Atwell Group on behalf of Sun Communities.

Application Contact Person: Spencer Crabb, Development Manager
Atwell LLC
Two Town Square, Suite 700
Southfield, MI 48076
(248) 447-2062.

Project Site: The project site is in the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903, the City Cemetery, and the Washington State Horse Park. A Site Map is available for review on the City website.

Project Description: In 2002 the Cle Elum City Council approved a Master Site Plan and an Annexation and Development Agreement to guide the development of approximately 1,100 acres on what is known as Bullfrog Flats west of Cle Elum. This planned mixed use development, as originally approved by the City Council provided for the construction of 1,334 dwelling units, 50-affordable housing units, a 75-acre business park, associated amenities, infrastructure improvements, and 524-acres of open space. Other than the dedication of properties to the School District and the City, until recently no actions have been taken to implement the approved Master Site Plan.

In 2019 the City was notified that Suncadia, the successors in interest to the original Project Sponsor, Trendwest, had entered into a purchase and sale agreement to sell approximately 809-acres within the Bullfrog UGA Master Site Plan to Sun Communities. Sun Communities is a publicly traded company that develops, owns, and operates over 380 RV resorts and residential communities in the United States and Canada. Sun Communities subsequently notified the City of their intent to propose a modification to the approved Master Site Plan by reducing the

number of dwelling units by 661 and providing a like number of RV spaces within an RV Resort. The City determined that this change of use would constitute a Major Modification of the Master Site Plan and Development Agreement and that the Bullfrog UGA Environmental Impact Statement would need to be updated. A Supplemental Environmental Impact Statement has been prepared and issued and the City has now received an application for a Major Modification to the approved Bullfrog UGA Master Site Plan and Development Agreement. With the requested modifications, the project would include:

1. The installation of 673 manufactured housing units in accordance with federal standards.
2. The development of an RV Resort with accommodations for up to 661 RVs or equivalent recreational units.
3. The construction of an amenity center open to public use for a fee, on approximately 6-acres.
4. The dedication of 7.5-acres to the City for the construction of 50-units of affordable housing.
5. The set aside of approximately 10-acres for the expansion of the Cle Elum Cemetery.
6. Approximately 6 miles of trails developed and maintained by Sun Communities open for public use.
7. Neighborhood parks to be maintained by Sun Communities and open to the public.
8. Construction of infrastructure including roads, intersection improvements, water and sewer system improvements, and stormwater facilities.
9. Approximately 530-acres of Open Space including a Managed Open Space Area and a River Corridor Open Space subject to conservation easements.
10. 26-acres set aside for a business park (to be retained by New Suncadia).

Required Permits and Approvals: The proposed modifications are subject to City Council review and approval. If approved, a new Development Agreement between the City and Sun Communities will also be prepared for City Council review and approval. The existing Development Agreement with Suncadia would then be amended, or a new Development Agreement prepared to govern the development and use of the property to be retained by New Suncadia. It is expected that the modified Master Site Plan would be implemented by Sun Communities in phases which will require the submittal of applications for a subdivision(s) and/or a binding site plan(s). Project specific permits will be required for all infrastructure improvements, such as the construction of roads, trails, water and sewer improvements, and the construction of stormwater management facilities will also be required by the City. A Forest Practices Act permit will be required from the Washington State Department of Natural

Resources as will a City Clearing and Grading Permit(s). City building permits must be obtained prior to the construction or installation of any dwellings, buildings, or structures.

Application Review Process: The requested modifications are being processed as a Type 4 application which includes an initial 15-day public comment period. All comments received by the City will be posted on the City-website and the Project Sponsor will be provided with an opportunity to review and respond to the comments received by the City. The City Development Review Team will then review the application materials and all comments received and determine whether the application is consistent with the Development Agreement and the regulations under which the project is vested. A written Staff Report with recommended Conditions of Approval will be prepared and made available for public review and comment. In addition, a public hearing will be conducted to receive further comments. All comments received by the City will be reviewed and a recommendation will then be made to the City Council, who will decide whether to approve the modified Master Site Plan and new Development Agreement.

Application Materials Available for Review: The application for the major modification as well as documents associated with the previous approval of the Bullfrog UGA Master Site Plan and Development Agreement, including the recent Supplemental EIS, are available for review online at the City website www.cityofcleelum.com. These documents are also available for review at Cle Elum City Hall, but due to COVID 19 restrictions, possibly by appointment only. Please contact Virgil Amick at (509) 674-2262 x102 or planning@cityofcleelum.com to make an appointment to review these documents.

For More Information About the 47 Degrees North Project: Please refer to the City's website www.cityofcleelum.com, for up-to-date information regarding the 47 Degrees North project. In addition, all persons who submit written comments or that request to be a Party of Record will receive direct notifications and announcements in the future. Inquiries may be submitted by calling and leaving a message at 509-674-2262, x102 or by sending an email to planning@cityofcleelum.com. Please be sure to clearly provide your name, address, and information on how to respond to your inquiry and we will make every effort to respond in a timely manner.

Written Comments: Written comments on the requested modifications to the Bullfrog UGA Master Site Plan are now being accepted by the City and may be hand delivered, mailed, or emailed, **provided that all comments must be received by the City, or post marked no later Friday August 27th, 2021.** All comments must clearly identify the name and address of the person(s) submitting the comments. No comments may be submitted through social media such as Facebook, Instagram, and the like.

- Comment letters may be mailed to: City of Cle Elum, Attention: Planning Department/47 Degrees North, 119 West First Street, Cle Elum, WA 98922.
- Emails may be sent to planning@cityofcleelum.com. Please include 47 Degrees North in the subject line; or

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- Written comments addressed to Planning Department/47 Degrees North may be hand delivered to Cle Elum City Hall, 119 West First Street, and/or placed in the Drop Box located outside of the Customer Entrance on Oakes Avenue.