



City of Cle Elum
119 West First Street
Cle Elum, WA, 98922
C/O Gregg Dorhn

RE: 47° North Development

Dear Cle Elum and Upper Kittitas County Residents,

We at Sun Communities Inc. take our responsibility as community developers and long-term stewards very seriously, and we want to assure you that we are listening to the extensive input that has been provided to date regarding 47 North and understand your trepidation in the face of new development in the area. We are committed to being responsible, trustworthy and transparent partners and want to provide some updates on where we are today and where we are going as we begin our journey together.

On July 1st we submitted a preliminary application to the city of Cle Elum to begin our design and development review. Our expectation was that this would kick-off the complex and time-consuming process of working through all the necessary details to fully support the development with City staff. The first step was to solicit public comment, and a robust response from the Community was received highlighting the most important areas of concern which was what this process is meant to provide. We have subsequently spent the past several months reviewing all of the feedback provided and working to adapt our plan where necessary. We are collaborating with the City, County and WSHDOT to ensure future traffic conditions are met with necessary improvements to support all expected growth in the area, establishing a mitigation structure that ensures resources are available for public services to maintain the level of service the area is accustomed to, and to advance our design plans so the community can clearly see how the development will meet and exceed the expectations outlined in the City's planning vision.

We want the residents of Cle Elum and the Upper County to know that each and every comment submitted has been carefully considered. While we understand the urgency in getting answers to these questions, creating real solutions will take time given the number of stakeholders involved and the amount of work necessary to make sure plans are sufficiently vetted. We will continue regular communication with City staff over the next several months to review progress in a manner that is consistent with the City's ordinances and will then schedule additional public workshops which we hope will bring excitement for great things to come for the community. Some of the opportunities for shared community enhancements we are working on include: Support for the development of the new planned community center along with a proposed adventure center available to the public next door; miles of new public trails planned through hundreds of acres of preserved open space, new public parks, and we are even working on soliciting potential partners for a new Grocery store. Thanks to your input we know what is most important to the Community and can take the necessary steps to enhance our plan and create an overall better community.

Our Company's mission is rooted in service and social responsibility, and we are committed to creating neighborhoods that are a complimentary and integrated into the communities they are a part of. We are comprised of thousands of dedicated team members across the country, serving hundreds of thousands of residents, and all of us share the same values of family and community that are core to Cle Elum and the Upper County. We look forward to getting to know each other and building this relationship one conversation at a time.

Sincerely,

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Bill Raffoul
Senior Vice President, Development
Sun Communities, Inc.