**CITY HEIGHTS UPDATE**

The City has approved the preliminary plat application for Phase 1 (65 new residential lots) and Phase 2 (69 new residential lots) of the City Heights Planned Mixed Use Development. The Project Sponsor has started the construction of on-site infrastructure improvements and Summit View Drive may be closed from July 11 until August 12, 2022. A detour route has been posted. For more information about construction activities or this road closure, please contact Jim Berger, Trailside Homes Land Development Manager at jim@trailsidehomes.com or (206) 849-7057.

**Bullfrog UGA/Sun Communities Master Site Plan and Development Agreement (aka 47 Degrees North)**

Sun Communities has assumed all rights, responsibilities, and obligations under the amended Development Agreement from New Suncadia including the construction of 1,334 single family residences and the development of a 75-acre business park. Sun Communities has been refining their development plans and has advised the City that they may be ready to submit an application(s) to modify the approved Master Site Plan this July or August . When the application is submitted and determined to be complete, a Notice of Application will be issued, and the public will have an opportunity to review and comment on the application materials. In general terms, it is anticipated that the application(s) will be reviewed as follows. A more detailed description and a schedule of the process will be provided after the required pre-application conference.

1. **Pre-application Conference.**

As noted in CEMC 14.30.030 the purpose of the pre-application conference is to informally preview the applications materials and to assist the Applicant in identifying applicable regulations, standards, and application materials.

1. **Determination of Completeness.**

As noted in CEMC 14.30.100 Determination of Completeness, the City has 28-days to determine if the application is complete and ready for processing. If the Application is determined to be complete, the City will notify the Applicant in writing and will describe in more detail the process and timelines for processing the application. The City may also identify additional information that must be provided in order to complete the review of the application. If the application is determined to be incomplete, the Applicant will be notified in writing and what additional information is necessary to make the application complete.

1. **Notice of Application.**

Within 14-days of determining that the application is complete and ready for processing, the City will issue a Notice of Application. This Notice will appear in the newspaper, will be posted on the City’s website, and public agencies and persons that have previously commented on this project will receive a direct mailing. Interested parties will be able to review the application materials and submit comments for consideration by the City’s Development Review Team. All comments will be posted on-line and will be included as a part of the Official Record for the application.

**4. Preliminary Determination of Consistency.**

The City Development Review Team has already determined that the proposed modifications to the Bullfrog UGA Development Agreement will constitute to Major Modification and that a Supplemental Environmental Impact Statement is required. Additional preliminary determinations may be included with the Notice of Application, or if not, an explanation will be provided.

**5. SEPA Threshold Determination.**

A Supplemental EIS has been prepared and when the Major Modficiation application is submitted a formal determination will be made as to whether additional environmental documentation will be required.

**6. Consultation with state, local and federal agencies, as appropriate.**

The Project Sponsor has been meeting with these agencies and the City has been facilitating discussions with organizations such as the Washington State Horse Park. It is anticipated that the City will be scheduling a pre-application meeting with these agencies prior to the formal submittal of the Major Modification application and will continue to consult with these agencies throughout the review process.

**7. Consultation with the Confederated Tribes and Bands of the Yakama Nation, the Confederated Tribes of the Colville Reservation, and the Snoqualmie Tribe, as appropriate.**

The City is currently facilitating discussions between the new Project Sponsor and representatives of the Yakama Nation and will consult with the Nation, and other the other tribes on a Government-to-Government basis throughout the review process.

**8. Preliminary Consistency Determination.**

The City Development Review Team will prepare a written report that documents the review process and that will spell out in detail the rationale for its preliminary determinations and recommended findings. This report will be posted on-line and all Parties of Rcord will be notified directly of its availability at least fifteen days prior to the open record public hearing before the Hearings Examiner.

1. **Open Record Public Hearing.**

The City’s Land Use Hearings Examiner will conduct an open record public hearing to receive comments on the Preliminary Determination of Consistency. This may include:

1. A presentation by City staff including submittal of staff report and application materials for record, as well as any written comments received prior to the hearing.
2. Presentation by the Applicant and the submittal of any additional information for the record.
3. Public comments and the submittal of any additional information for the record.
4. Questions from the Examiner.
5. Rebuttal, response or clarifying statements by City staff and the Applicant.

The Hearings Examiner will review all written comments and verbal testimony submitted in response to the City Staff Report. The Examiner will then submit to the City Council recommended Findings of Fact and Conclusions of Law and will recommend to the City Council that the proposed Major Modification application be approved, be approved subject to conditions, or be denied. All comments submitted throughout the review process will be included in the Official Record that is provided to the City Council.

1. **City Council Review and Action.**

The City Council will review the recommendation of the City Hearings Examiner and will take an official action on the Major Modification application. It is important to note that if the application is not approved, that the Project Sponsor may still proceed with implementing the approved Master Site Plan and Development Agreement to construct 1,334 dwelling units.

1. **Issuance of a Notice of Decision.**

The Notice of Decision will be posted in the local newspaper and on the City’s website, and all Parties of Record will receive a direct notice. The Notice of Decision will also describe the appeal process.

**CRITCAL AREA REGULATION UPDATE**

The City Staff and the Planning Commission are reviewing comments provided by State agencies on proposed amendments to the City’s regulations to protect environmentally sensitive areas, also known as Critical Areas. It is anticipated that further revisions will be made to the draft regulations and an additional opportunity will be provided before the Commission makes a recommendation to the City Council.

**COMPREHENSIVE PLAN AMENDMENTS**

The City Planning Commission will be reviewing potential amendments to the City’s Comprehensive Plan proposed by the City’s Fire Advisory Committee to reduce the risk of fires in the community.