

**City of Cle Elum, Washington
City Heights Phase 2 Preliminary Plat Application
Revised Compliance Determination and Consistency Review
and Notice of Land Use Decision**

Date of Issuance: June 1, 2022.

Date of Publication: June 9, 2022.

Project Name: City Heights Planned Mixed Use Development, Phase 2.

Project File Number(s): SUB 22-001.

Applicant: City Heights Holdings, LLC.

Application Contact Person: Mr. Sean Northrop
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Seattle, WA 98104
(206) 388-3121

On May 18, 2022, City Heights Holdings, LLC filed an appeal of the City's Phase 2 Consistency Determination and Preliminary Plat approval in accordance with the provisions of the City Heights Development Agreement Appendix Q. The Applicant and the Cle Elum City Council have subsequently agreed to reformat and replace the City Heights Planned Mixed Use Development Phase 2 Preliminary Plat Application Compliance Determination and Consistency Review document dated May 3, 2022, with this document. Upon publication of this revised approval, City Heights will withdraw its pending appeal of the initial Phase 2 approval within three days of publication of the revised decision.

Project Site: Parcels 593835/956731, 956732/956733, 956734/956735, 956736/956737. A map highlighting the location and general layout of the Phase 2 Plat can be found on the City of Cle Elum website, www.cityofcleelum.com.

Project Description: In November of 2011 the Cle Elum City Council approved a Master Site Plan, an Annexation and Development Agreement, and a Planned Action Ordinance for City Heights, a planned mixed-use development that includes the development of up to 962 dwelling units on 358 acres in the City of Cle Elum generally located north of 6th Street along the ridgeline overlooking the Downtown. The City has received a preliminary plat application to implement the second phase of the approved Master Site Plan, a proposed subdivision that would create 69 residential lots on

*City of Cle Elum, Washington
City Heights Phase 2 Preliminary Plat Application
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June 1, 2022*

approximately 26-acres primarily within City Heights Development Pods B-4, B-5, and B-6, which are generally located northwest of the intersection of 6th Street and Steiner Street. This Phase 2 Preliminary Plat includes the construction of onsite streets, the construction and relocation of trails, the installation of water, sewer, and stormwater improvements, and a 1.4-acre tract set aside for an unspecified future development. The Phase 2 development also includes the installation of a 16" water main from a point along SR 903 near the County Transfer Station over parcels not owned by City Heights that are outside of the boundaries of the City Heights development. The primary route to access the Phase 2 development will be the Stafford Street corridor and it is proposed that secondary access will be provided through the construction of an access road that would connect Summit View Drive with Montgomery Avenue generally along a corridor identified on the approved City Heights Master Site Plan as Potential Access Route Option B. It is proposed that this secondary access route will involve construction on parcels not owned by City Heights that are outside of the boundaries of the City Heights development and outside of the city limits. As a result, Kittitas County will be responsible for the environmental review and the permitting of this segment of roadway.

SEPA Threshold Determination: The City of Cle Elum issued an environmental impact statement for the City Heights project on November 12, 2010, and subsequently adopted Ordinance 1353 on November 8, 2011, designating City Heights as a planned action in accordance with the provisions of under RCW 43.21C.031 and WAC 197-11-164. The City has determined that the Phase 2 Preliminary Plat prepared by Encompass Engineering and Surveying dated 03/2022 and incorporated herein by reference (Exhibit AA) is within City Heights and within the scope of the City Heights EIS and Planned Action Ordinance. In accordance with the provisions of the City Heights Development Agreement Appendix Q, no further SEPA Checklist or Threshold Determination is required by the City for actions associated with implementing the Phase 2 Preliminary Plat that occur within the boundaries of the Phase 2 Plat. Please note that this SEPA Compliance Determination does not apply to the following actions:

1. The future development of Tract A within the Phase 2 Plat.
2. Construction of the Montgomery Access Road or other infrastructure improvements outside of the City limits.

Decision: The City of Cle Elum has determined that the Phase 2 Preliminary Plat is within the scope and is materially consistent with the City Heights Master Site Plan and Development Agreement. The City Heights Planned Mixed Use Development Phase 2 Preliminary Plat Application Compliance Determination and Consistency Review dated May 3, 2022, is hereby rescinded, and replaced by this document. As a result, the Phase 2 Preliminary Plat prepared by Encompass Engineering and

*City of Cle Elum, Washington
City Heights Phase 2 Preliminary Plat Application
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Surveying dated 03/2022 and incorporated herein by reference (Exhibit AA) is approved, and the Project Sponsor may proceed with the authorized site development activities necessary for final plat approval. A copy of the initial City Heights Phase 2 SEPA Compliance Determination and Consistency Review and the Phase 2 application materials can be found on the City's website at www.cityofclelum.com. In addition, a copy of these documents can be viewed at the Cle Elum City Hall.

Appeal Period. In accordance with the provisions of the City Heights Development Agreement Appendix Q, appeals of this Revised Phase 2 Compliance Determination and Consistency Review must be filed with the Cle Elum City Council within 15 days of the publication of this Notice of Decision. Applications to appeal this decision must be submitted to the City Clerk and shall include:

1. The name, mailing address, and contact information of the petitioner(s).
2. The name, mailing address, and contact information of the petitioner's attorney, if any.
3. A separate and concise statement of each alleged error in the Consistency Determination.
4. A statement of the facts and evidence on which each alleged error is based.
5. A statement and description of the type and extent of relief requested.
6. Payment of the application appeal fee as required by the City Fee Schedule.

Change in Valuation: Property owners that may be affected by this decision may request a change in valuation for property tax purposes in accordance with the provisions of RCW 36.70B.130.

For more information about this decision on the Phase 2 Preliminary Plat or the City Heights Project, please call and leave a message at (509) 674-2262 extension 3 or send an email to planning@cleelum.gov. 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.

Exhibit AA: City Heights Phase 2 Preliminary Plat prepared by Encompass Engineering and Surveying dated 03/2022.