

CHAPTER 2

DESCRIPTION OF THE REVISED PROPOSAL

2.1 Background

Introduction

The *47° North Revised Master Site Plan Amendment Proposal* (Revised Proposal) is based on pre-application discussions and information and the revised formal application prepared by Sun Communities. The Revised Proposal incorporates some focused revisions to the project that was previously evaluated in the 2020/2021 SEIS. The principal features of the Revised Proposal include:

- 757 residential units, including 50 affordable housing units that are integrated into the project being developed by Sun Communities;
- 627 Recreational Vehicle (RV) sites;
- a 150,000-square foot commercial center that is integrated into the project being developed by Sun Communities;
- 553 acres of open space;
- private amenity centers and other recreational facilities, and public and private parks; and
- a 13.4-acre expansion of the Cle Elum Cemetery.

Approved Bullfrog Flats Master Site Plan & Development Agreement

The Master Site Plan approved for the 1,100-acre Bullfrog Flats property in 2002 provided for the construction of 1,334 dwelling units (including 810 single family units and 524 multi-family units), a 75-acre/950,000-square foot business park (including a limited amount of small-scale retail use), and 524 acres of open space. It also provided for the dedication of several properties for public uses including:

- 35 acres for expansion of the Cle-Elum Roslyn school site;
- 12 acres for expansion of the city water treatment plant;
- 12 acres for a municipal (community) recreation center;
- 10 acres for expansion of the Cle Elum Cemetery; and
- 7.5 acres for the construction of 50 affordable housing units.

The Bullfrog Flats Master Site Plan was approved by the city in 2002 subject to numerous development conditions. Approval followed review pursuant to SEPA and preparation of an EIS for the Cle Elum Urban Growth Area (UGA), annexation, and adoption of Planned Mixed Use zoning for the property. A Development Agreement between the city and New Suncadia, also adopted in 2002, details the obligations of both parties and specifies the standards and conditions that will govern development of the property.

Other than the dedication of properties to the School District and the city in the early 2000s, and approval by the city of a Short Plat in 2007, no actions had been taken to implement the approved Master Site Plan until recent activities relating to the sale of the property.

47° North Master Site Plan Amendment & SEPA Review

In 2019, New Suncadia informed the city that they had entered into an agreement to potentially sell approximately 824 acres of the Bullfrog Flats site to Sun Communities, while retaining ownership of approximately 25 acres of the property for future development of a commercial center. Sun Communities indicated that they would be proposing revisions to the approved Master Site Plan to reduce the number of residential units and to add a Recreational Vehicle (RV) resort component. They renamed the planned project “47° North”.

Based on initial project information submitted to the City of Cle Elum, the city concluded that the proposed revisions to the approved Master Site Plan would constitute a “major amendment”, as that term is defined in the Development Agreement. As lead agency pursuant to the State Environmental Policy Act (SEPA), the city determined that a Supplemental Environmental Impact Statement (SEIS) should be prepared to update the 2002 Cle Elum UGA EIS, as necessary, to reflect the changes that have occurred since the original approval and to evaluate the proposed revisions to the project. The 47° North Master Site Plan Amendment Draft SEIS was published in September 2020, and the Final EIS in April 2021. Two alternatives were analyzed in the SEIS: SEIS Alternative 5 – Approved Bullfrog Flats Master Site Plan (No Action), which was updated to reflect current background conditions; and SEIS Alternative 6 – Proposed 47° North Master Site Plan Amendment. Fifteen elements of the environment were evaluated in the SEIS.

In December 2021, Sun Communities acquired all 889 acres of the Bullfrog UGA properties from New Suncadia, including the 25 acres that New Suncadia had intended to develop as a commercial center. In February 2022, the Cle Elum City Council gave its consent to the transfer of the rights, responsibilities, and obligations under the Bullfrog UGA Development Agreement to Sun Communities. Sun Communities is now preparing to submit a revised application to modify the approved Master Site Plan which incorporates some focused revisions to the project that was evaluated in the SEIS. Because the revised application could possibly result in some impacts that were not identified in the SEIS, the city has determined that the project revisions will require further SEPA review.

To make an appropriate determination, the city reviewed the nature and extent of the likely revisions to the proposal communicated by Sun Communities, the type and magnitude of anticipated impacts, and the analysis contained in the SEIS. Based on this review, the city concluded that an Addendum to the SEIS is an appropriate SEPA document to use to evaluate impacts associated with the Revised Proposal. Per WAC 197-11-600(4)(c), an Addendum is appropriate when a proposal has been modified, but the changes would not

result in probable significant adverse impacts that are not within the range of impacts and alternatives analyzed in an existing environmental document. As noted in the Introduction to this Addendum, the city has reviewed the prior SEIS and determined that it is directly relevant to the present proposal; pursuant to WAC 197-11-600(4)(a) and 197-11-630, therefore, the city is adopting the SEIS for purposes of environmental review for the Revised Proposal and providing additional information about impacts in this Addendum. Although the SEPA Rules do not require a comment period for an Addendum, the city has decided to make it available for public review and comment.

Following is a detailed description of the *47° North Revised Master Site Plan Amendment Proposal*. The Revised Proposal is compared to SEIS Alternative 6.

2.2 Project Location

The 47° North property is located in the southwestern portion of the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR 903, and the city cemetery (see **Figure 2-1**, Regional Map, and **Figure 2-2**, Vicinity Map).

The Revised Proposal site is approximately 889 acres in size, about 65 acres larger than the site under SEIS Alternative 6 (and 211 acres smaller than the approved 2002 Bullfrog Master Plan site). The difference in site area under the Revised Proposal, compared to SEIS Alternative 6, is due to the addition of the commercial property to the eastern part, addition of open space to the southern part of the site, and removal of the municipal recreation center property from the northern part and a road dedication from the southern part of the site (see **Figure 2-3**, Boundary Map – Revised Proposal)

2.3 Revised Proposal

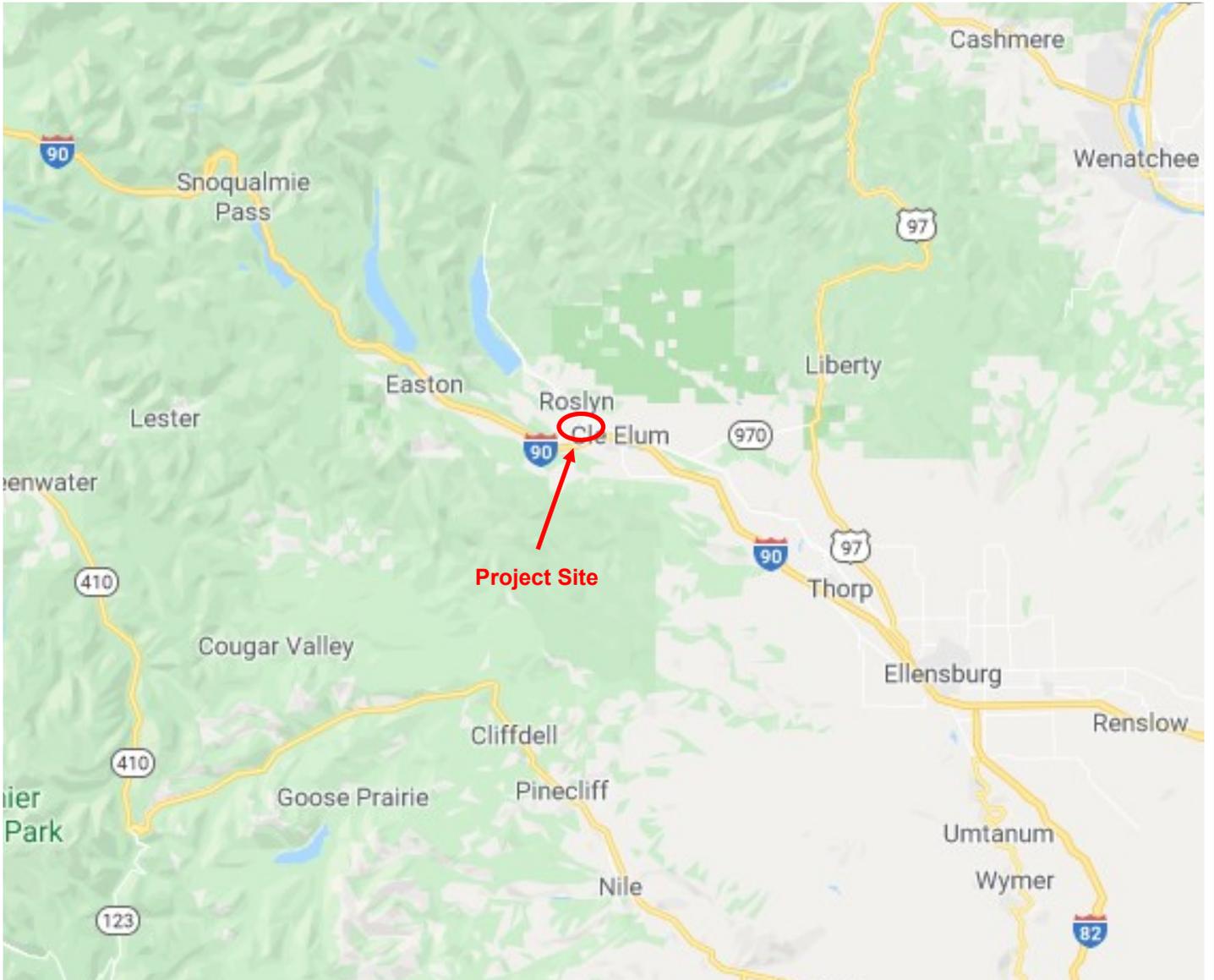
Overview

Sun Communities' stated vision for 47° North is to provide housing that is financially accessible for both local and public service employees, and an RV resort component that will incorporate high development and infrastructure standards. The vision for 47° North will be guided by the revised Master Site Plan and will be implemented based on project-specific conditions of approval, a revised Development Agreement, and site-specific development permits approved by City of Cle Elum.

The Proposed Actions and approvals for the Revised 47° North Project continue to include:

- Major Amendment to the Bullfrog Flats Master Site Plan (City of Cle Elum);
- Revised Development Agreement between the city and the Applicant;
- Subdivision and/or Boundary Line Adjustment approvals (City of Cle Elum); and
- Local, state, and federal permit approvals required for construction and development of the project.

47° North Revised Proposal
SEIS Addendum



Note: This figure is not to scale

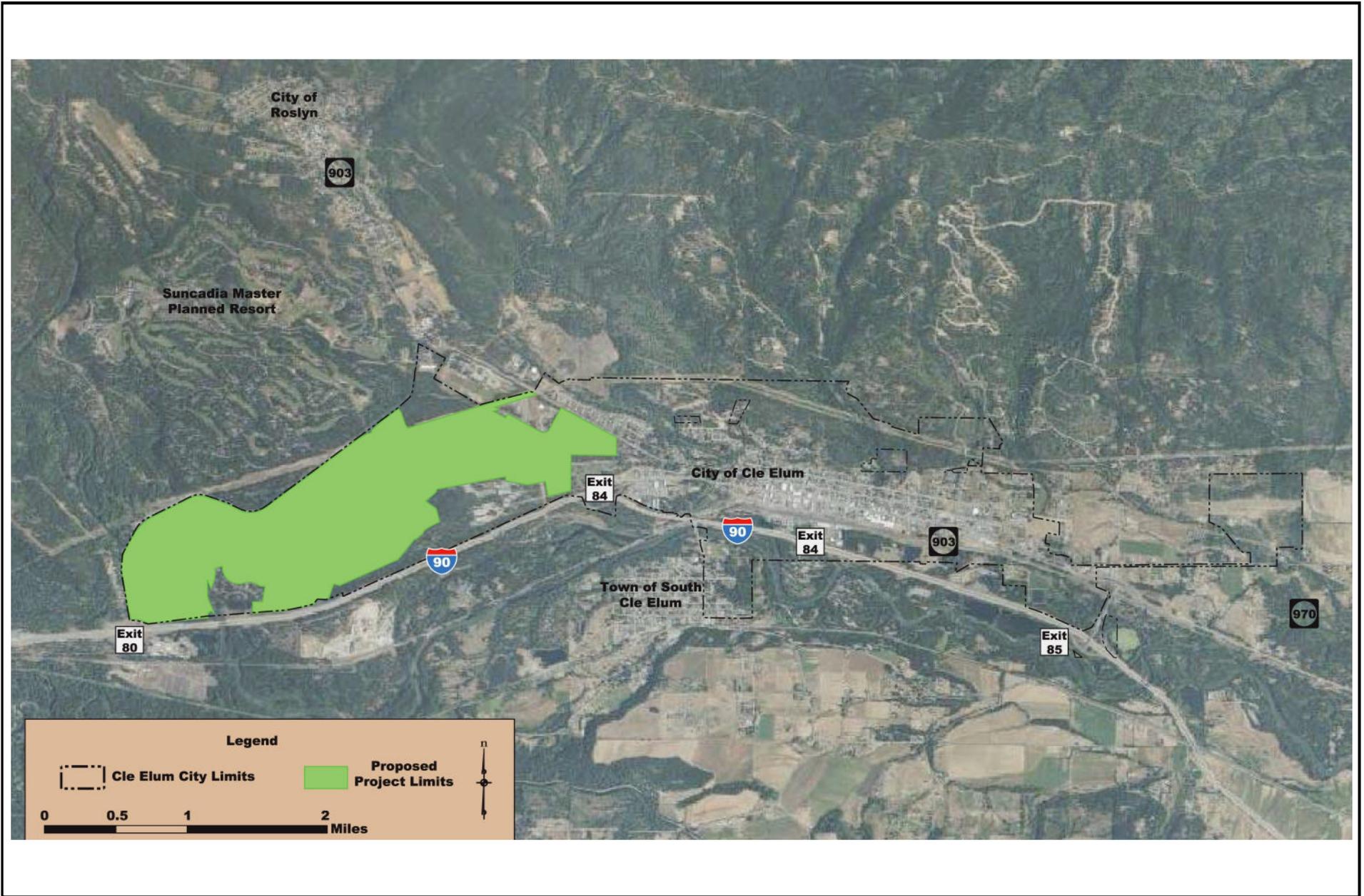


Source: Google Maps and EA Engineering, 2020.



Figure 2-1
Regional Map

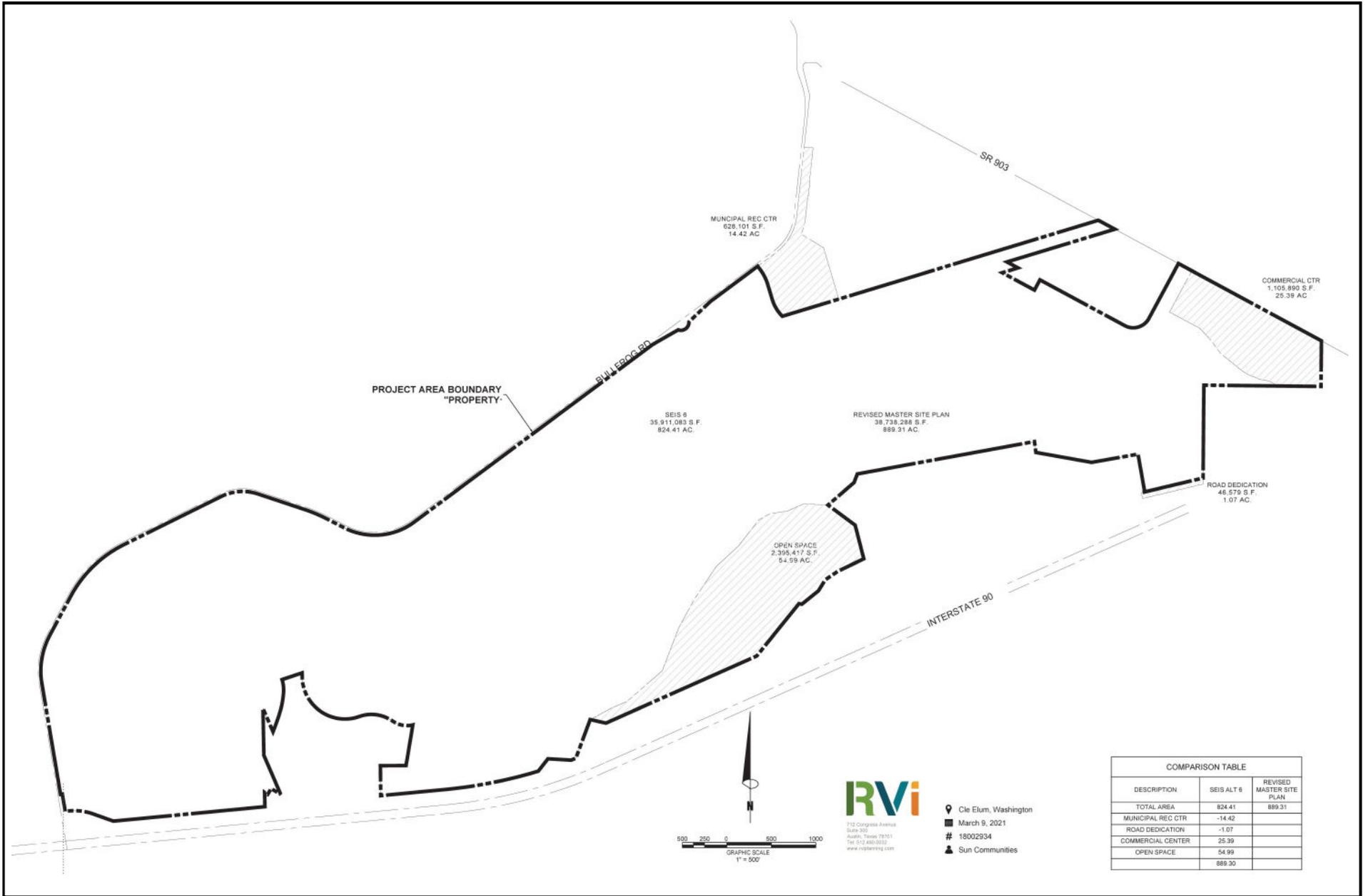
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Source: *ESM Consulting Engineers, 2023.*

Figure 2-2
Vicinity Map

47° North Revised Proposal SEIS Addendum



COMPARISON TABLE		
DESCRIPTION	SEIS ALT 6	REVISED MASTER SITE PLAN
TOTAL AREA	824.41	889.31
MUNICIPAL REC CTR	-14.42	
ROAD DEDICATION	-1.07	
COMMERCIAL CENTER	25.39	
OPEN SPACE	54.99	
	889.30	

Source: Atwell, LLC.



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 📅 March 9, 2021
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 🏠 Sun Communities

Figure 2-3
Site Boundary Map

Proposed Development

The Revised Proposal incorporates the Applicant’s proposed revisions to the approved Bullfrog Flats Master Site Plan. It features development of a mix of residential, RV resort, commercial, and open space/recreational uses on the 889-acre site (see **Table 2-1** and **Figure 2-4**, Master Site Plan – Revised Proposal). Key changes to the Revised Proposal compared to SEIS Alternatives 6 include:

- inclusion of 50 affordable housing units, dispersed in the project’s multi-family areas. It was previously assumed that environmental review for the development of these units would occur separately;
- inclusion of the 25-acre commercial property in the project and development of a mix of retail, restaurant, and office uses as part of the master plan. This use was previously evaluated as a separate project that would be developed in the future by a different property owner;
- removal of the 12-acres dedicated to the city for a municipal recreation center from the master plan site. The City of Cle Elum and New Suncadia implemented an agreement that provided for transfer of title to the recreation center site and provided payments to support construction of a facility. Therefore, the municipal recreation center property is not part of Revised Proposal. Separate environmental review will be conducted by the city as development plans are prepared;
- addition of approximately 55 acres of undeveloped open space that was formerly categorized as Reserve area under SEIS Alternative 5 (this area was not within the SEIS Alternative 6 site area); and
- a different development phasing plan with anticipated buildout of all land uses by 2031.

Residential Uses

Single Family

Construction of the proposed single family housing is scheduled to begin in 2023 and be completed in 2028 (see the *Development Schedule* later in this Project Description for details). A total of 527 single family residential units would be developed on 116.7 acres¹ in the eastern portion of the site, the same number of units on less area than under SEIS Alternative 6 (see **Table 2-1** and **Figure 2-4**). The single family neighborhoods would be in the same general locations as under SEIS Alternative 6. However, the single family neighborhood to the southwest of the commercial center under SEIS Alternative 6 would become multi-family housing under the Revised Proposal. The single family residential units would be situated on approximately 5,500 to 7,000-square foot lots. At buildout, the net density in the single family area would be 6.4 dwelling units/acre, slightly more dense than SEIS Alternative 6.²

¹ The 116.7 acres represents gross acreage.

² Net density is calculated based on net acreage, calculated as gross acreage with a 25% allowance for roads and utility rights of way.

**Table 2-1
LAND USE SUMMARY COMPARISON –
SEIS ALTERNATIVE 6 & REVISED PROPOSAL**

	SEIS Alternative 6		Revised Proposal	
	Acres	Units	Acres	Units
Residential Uses				
Single Family	124.7	527	116.7	527
Multi-Family	18.6	180	28.2	180
Affordable Housing	6.8	--- ¹	--- ²	50 ³
Subtotal	150.1	707	144.9	757³
Non-Residential Uses				
RV Resort Sites & Amenity Ctr./Community Park ⁴	150.5	627	130.8	627
Residential Amenity Centers ⁵	6.0		6.0	
Trail Head Park	6.0 ⁶		6.0	
Commercial Center	(25.4) ⁷		25.4 ⁸	
Subtotal	162.5	627	168.3	627
Other Uses				
Municipal Recreation Center Site	12.2		--- ⁹	
Cemetery Expansion Site	13.4		13.4	
Connector Road	9.5		9.5	
Subtotal	35.1		22.9	
Open Space				
Undeveloped Open Space ¹⁰	436.1		513.7 ¹¹	
Wetlands/Buffers	3.4		3.4	
Power ROW	37.2		36.1	
Subtotal	476.7		553.2	
TOTAL	824.4	1,334	889.3	1,384³

Source: Sun Communities, 2020 and 2022.

Note: any mathematical discrepancies are due to rounding.

¹ A 6.8-acre affordable housing site was reserved; however, development of these affordable housing units was not part of the project under SEIS Alt. 6 and was assumed to occur in the future by the city of another party.

² The proposed affordable housing units are included in the multi-family area and not in a separate portion of the site.

³ Fifty (50) affordable housing units are part of the project under the Revised Proposal. The analyses in the Addendum shows results with and without these units.

⁴ The RV resort amenities include 5.0 acres of amenities, the same amount as SEIS Alt. 6; these amenities would be mixed throughout the RV resort under the Revised Proposal.

⁵ The residential amenities include amenity center(s) totaling 6.0 under SEIS Alt. 6 and the Revised Proposal.

⁶ The 6.0-acre Trail Head Park was the Adventure Center under SEIS Alt. 6.

⁷ The Commercial Center property was not part of the Master Site Plan but possible development was analyzed under SEIS Alt. 6.

⁸ The Commercial Center property is now part of the Master Site Plan.

⁹ The Municipal Recreation Center has been dedicated to the city and is not part of the site under the Revised Proposal.

¹⁰ The Undeveloped Open Space includes community/recreation open space (e.g., public trails, one 1.0-acre public trail park, and 1.0-acre of private community parks); stormwater open space; and steep slope areas their buffers under the Revised Proposal. SEIS Alt. 6 would have the same types of Undeveloped Open Space, except there would be three 0.5-ac. public trail parks and two 0.5-acre private community parks under SEIS Alt. 6.

¹¹ The Undeveloped Open Space includes a 55.0-acre parcel in the southern portion of the site that has been added to the property under the Revised Proposal.

47° North Revised Proposal SEIS Addendum



Source: Atwell, LLC.



Figure 2-4
Revised Proposal Master Site Plan

Sun Communities retains ownership of the underlying land in all its projects, and the company leases individual home sites to home purchasers and renters (see Draft SEIS – Chapter 2 for details on Sun Communities’ residential lease/ownership structure). Individual lots may be platted or un-platted and demarked using other techniques.

The single family housing units would average from 1,000 square feet to 2,000 square feet in size, would not exceed 20 feet in height, and, according to the Applicant, would be designed in an architectural style that is intended to compliment the rural mountain character of the area. All the units would be manufactured or modular housing (see Draft SEIS – Chapter 2 for details on the residential design and construction).

Multi-family

Construction of the proposed multi-family housing is scheduled to begin in 2023 and be complete in 2027 (see the *Development Schedule* discussion later in this Project Description for details). A total of 180 multi-family residential units would be developed in two areas totaling 28.2 acres³ in the northeastern portion of the site, the same number of units as SEIS Alternative 6 but with some of the units located in an additional area to the southwest of the commercial center (see **Table 2-1** and **Figure 2-4**). The multi-family housing is planned to consist of tri-plexes, each on 8,000-square foot lots, or multi-story apartment buildings. At buildout, the net density in the multi-family area, including the affordable housing (see below), would be 11.0 du/acre, slightly less dense than SEIS Alternative 6.⁴

The multi-family units would average from 600 to 1,200 square feet in size, the buildings would not exceed 50 feet in height, and would be designed in an architectural style that is intended to complement the rural mountain character of the area. The units would be a combination of manufactured units, conventional stick-built, and stacked modular units (see Draft SEIS – Chapter 2 for details on the residential design and construction).

Affordable Housing

Construction of the proposed affordable housing is scheduled to begin in 2023 and all the affordable housing units would be ready for lease in 2027 (see the *Development Schedule* discussion later in this this Project Description for details). Fifty (50) affordable housing units are part of the project under the Revised Proposal; the units would be integrated and dispersed within multi-family neighborhoods rather than being a distinct development area. This housing would be developed and maintained by Sun Communities. The technical analyses in this SEIS Addendum analyze the project with and without these units to highlight the environmental effects of the additional units.

Under SEIS Alternative 6, a 6.8-acre property located in the southeastern portion of the site was reserved for dedication to the City of Cle Elum for future development of affordable housing; this area is now open space under the Revised Proposal. No specific development

³ The 28.2 acres represents gross acreage.

⁴ Ibid 3.

was proposed or assumed on the affordable housing property in the SEIS and potential affordable housing units were not included in the unit calculations for SEIS Alternative 6 or evaluated in the SEIS. Note that the 2002 Development Agreement stipulated that the 50 affordable units assumed to be developed by others on the 6.8-acre site did not count towards the limit of 1,334 approved housing units.

Non-Residential Uses

RV Resort Sites & Amenities

Construction of the RV resort element of the Revised Proposal is scheduled to begin in 2023 and be completed in 2027 (see the *Development Schedule* discussion later in this Project Description for details). The RV resort would feature 627 sites located on 130.8 acres in the central portion of the site, the same number of RV sites as SEIS Alternative 6 but on a smaller site area (see **Table 2-1** and **Figure 2-4**). The easternmost portion of the RV resort would feature traditional pull-through and back-in RV sites, as well as various forms of “glamping”⁵. The westernmost portion may be limited to glamping, including the potential for placement of park models⁶ and/or airstreams. Other uses in the central and western areas would be focused on recreational facilities and would include a mix of indoor and outdoor recreation amenities, such as parks, playground, trails, sport courts, dog parks, mountain bike trails, and indoor and outdoor gathering space.

Five (5)+ acres of amenity areas would be mixed throughout the RV resort, rather than concentrated in one location, as was the case with SEIS Alternative 6. There would also be a welcome center with check-in kiosks at the RV resort entrance. Multiple comfort stations, a maintenance facility, and various sport courts would also be located throughout the resort. The proposed recreational buildings under the Revised Proposal would vary from 4,000 to 11,000 square feet in size, would not exceed 50 feet in height, and would be designed in an architectural style that is intended to compliment the rural mountain character of the area. The RV resort buildings would be conventional stick built (see Draft SEIS – Chapter 2 for details on the RV resort design and construction).

Sun Communities would own all the buildings and sites in the RV resort and would lease the sites. The average stay for the typical guest of the RV resort is expected to be three to four days. Seasonal passes to the RV resort would be sold with the stipulation that the site could be occupied a maximum of nine months of a calendar year. There would be no permanent

⁵ Glamping is a term that blends glamorous and camping. Glamping is defined in the industry as a style of camping with resort-type amenities, and units may include yurts, safari tents, and airstream trailers, and is typically more luxurious than “traditional” style camping.

⁶ A park model RV (PMRV) is a unique trailer-type RV that is designed to provide temporary accommodations for recreation, camping, or seasonal use. These units are designed and built to be used for recreational/camping purposes only. They are not meant to be affixed to the property in any way, they do not improve property values in any way, and they are neither designed nor intended by their manufacturer to be used as a permanent residence. Most PMRV owners (67%) locate their unit within several hours of drive time from their primary residences and use them for weekend getaways. Some owners may use them as a seasonal/temporary get-away to escape more extreme weather. (Source: Recreation Vehicle Association.)

residents living at the RV resort (see Draft SEIS Chapter 2 for details on the RV resort lease/ownership structure).

Residential Amenity Centers

Two amenity centers totaling approximately 6.0 acres would be located in the northern part of the residential areas under the Revised Proposal, the same amount as under SEIS Alternative 6 but in different locations (see **Table 2-1** and **Figure 2-4**). The recreational amenity centers would include: combined clubhouse and fitness building, pool, playground, sport courts, recreation lawn, and maintenance facility.

Trail Head Park

The approximately 6.1-acre Adventure Center in the northern portion of the site under SEIS Alternative 6 would be a public park and trail head (Trail Head Park) under the Revised Proposal (see **Table 2-1** and **Figure 2-4**). This park would likely include a bathroom and small parking area and could also feature a concession area for equipment rentals, mini golf, and an adventure course.

Commercial Property

A 25.4-acre property in the eastern part of the site is proposed to be developed as a commercial center (see **Table 2-1** and **Figure 2-4**). Construction of the commercial center is scheduled to begin in 2023 and would be completed in 2031. The commercial site was not part of the site or included in the SEIS Alternative 6 master plan. However, hypothetical future development of the property was studied in the SEIS to understand the potential impacts of this development.

Development assumptions for the commercial center under the Revised Proposal and SEIS Alternative 6 are listed in **Table 2-2**. As shown, the total potential development under the Revised Proposal and SEIS Alternative 6 would be the same (150,000 square feet); however, the mix of commercial uses would differ somewhat.

**Table 2-2
COMMERCIAL DEVELOPMENT ASSUMPTIONS –
SEIS ALTERNATIVE 6 & REVISED PROPOSAL**

Potential Development	Development Assumptions	
	SEIS Alt. 6	Revised Proposal
Grocery Store	45,000	50,000
Retail	25,000	56,000
Restaurant	20,000	24,000
Medical Offices	60,000	0
Office	0	20,000
Total Potential Development	150,000	150,000
Developable Area (not constrained by critical areas)	18 acres	18 acres

Source: New Suncadia, 2020, 2022.

Specifics on the commercial building design and construction under the Revised Proposal are not available at this time.

Other Uses

Cemetery Expansion Site

As with SEIS Alternative 6, a 13.4-acre area to the west of Laurel Hill Memorial Cemetery would be reserved to expand the cemetery.

Connector Road / Main Access Road

Under the Revised Proposal, the “Connector Road” included in SEIS Alternative 6 (occupying approximately 9.5 acres) would be modified and designed as the “Main Access Road”. This series of local/neighborhood roads would function to connect the residential areas onsite to the commercial area that is now part of the site and would provide access between SR 903 and Bullfrog Road. The access point to the Main Access Road from SR 903 would be southeast of its location under SEIS Alternative 6. The current proposal for this road includes two 12-foot travel lanes, an asphalt rolled edge, and a 5-foot sidewalk on one side of the road (or a 6-foot planter strip where no lots are adjacent to the sidewalk; see **Figure 2-5, Main Access Road Cross-Section**). The Main Access Road would be privately constructed, owned, and maintained by the Applicant.

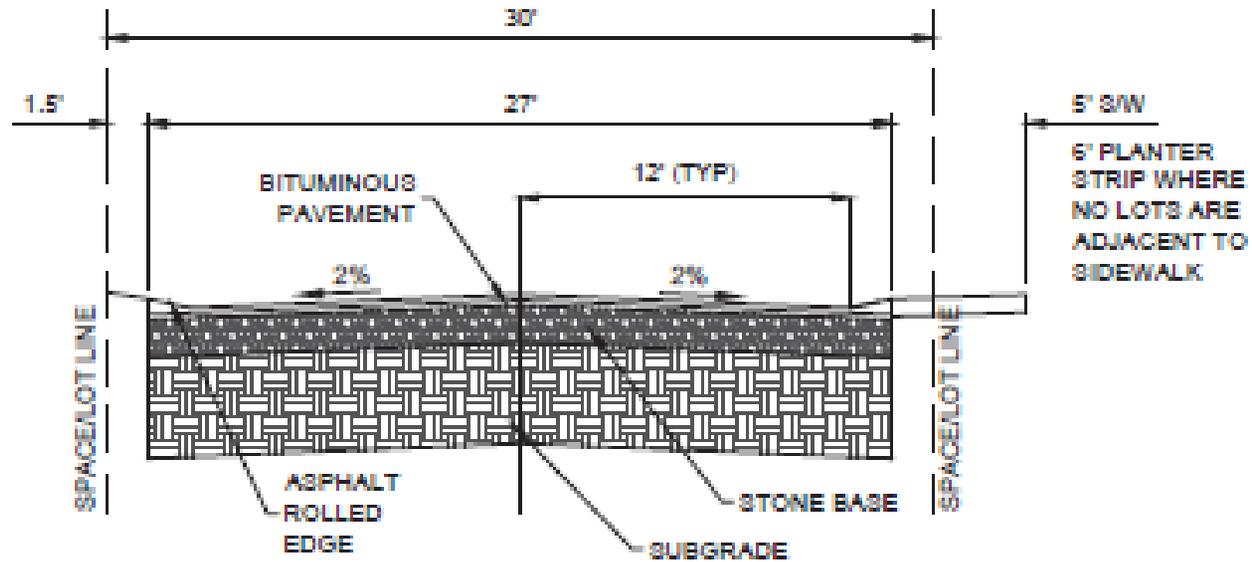
Open Space

A total of 553 acres (62% of the site) is proposed to be retained as open space, which is comprised of undeveloped open space (including community/recreation open space, stormwater open space, and steep slope areas and their buffers), wetlands and their buffers, and the powerline right-of-way, more open space than under SEIS Alternative 6 (see **Table 2-1** and **Figure 2-4**). The greater amount of open space under the Revised Proposal and the larger overall site area is largely due to the addition of approximately 55 acres of open space along the southern site boundary.

Undeveloped Open Space

The undeveloped open space would include the following categories of open space described under SEIS Alternative 6: Natural Open Space, Managed Open Space, and River Corridor Open Space (see Draft SEIS – Chapter 2 for details on these open space categories and the related covenants and conservation easements). The Natural Open Space, Managed Open Space, and River Corridor Open Space areas would feature different types of recreation facilities. Consistent with adopted covenants and easements, the least intensive types of facilities would occur in the River Corridor Open Space.

47° North Revised Proposal
SEIS Addendum



**TYPICAL CROWN ROAD CROSS SECTION FOR
PRIVATE RESIDENTIAL MAIN ROAD**
NOT TO SCALE

NOTE: SPACE/LOT LINES ARE ILLUSTRATED FOR DELINEATION OF SPACE AREA, THESE LINES WILL NOT BE PLATTED AND ARE PROVIDED FOR TYPICAL SPACE LAYOUT ONLY.

Source: Atwell, LLC.



Figure 2-5

Main Access Road Cross Section

Wetlands and their Buffers

Three wetlands and their buffers, a total of 3.4 acres in area, are located in potential development areas in the RV/glamping area. Like SEIS Alternative 6, these wetlands/buffers would be protected pursuant to city regulations. On-site wetlands and their buffers along the Cle Elum River would be protected as well.

Powerline ROW

A total of approximately 36.2 acres of open space associated with two powerline easements is present onsite. Like SEIS Alternative 6, the vegetation in these easements, and trails proposed in the easements, would be maintained in accordance with the power company's requirements.

Parks

Public and private parks included in the Revised Proposal are described below.

Public Trails Parks

Two public trail parks would be provided under the Revised Proposal: one 1-acre park (approximate) to the east of the Managed Open Space and a 6-acre Trail Head Park (approximate) adjacent to Bullfrog Road, in the location of the Adventure Center under SEIS Alternative 6 (see the description of the public Trail Head Park under *Non-residential Uses* earlier in this Project Description). SEIS Alternative 6 included three 0.5-acre public trail parks. The public trail parks could include gathering areas with seating, fitness/exercise equipment, informative signs, etc.

Community Parks

Two private community parks, each approximately 0.5-acre in size, were included in the residential area under SEIS Alternative 6. Under the Revised Proposal, 1-acre of private park space would be provided around the residential amenity centers and several small pocket parks would be included in the residential areas.

Trails

Like SEIS Alternative 6, an approximately 6-mile-long network of trails and sidewalks would be provided throughout the site, including hiking/biking, and equestrian paths (see **Figure 2-1**). While no golf course is included in the project, paths for golf carts, made of asphalt or a compacted semi-impermeable material such as gravel, would be provided. The trails used for pedestrian, equestrian, and mountain biking would be composed of compacted aggregate, natural materials, or similar materials. The sidewalks would be constructed of asphalt. These trails would generally be located around the periphery of the proposed development, and would connect to on-site development, as well as to existing off-site trails in several locations (e.g., to the trails in Suncadia to the north, the Coal Mines Trail to the northeast, and the Horse Park to the south). Sidewalks would also be provided along one side of the Main Access Road connecting SR 903 and Bullfrog Road.

All trails constructed by Sun Communities in the development and open space areas onsite would be owned and maintained by Sun Communities. Horse trails or specific riding courses that would be used for access for the Horse Park may be permitted in the open space areas if approved by Sun Communities. These trails would be constructed and maintained by the Horse Park.

Development Schedule

Below is a summary of the proposed phasing plan and schedule for the Revised Proposal. This phasing plan is approximate and could be modified in response to economic and market conditions.

- **Phase 1 (2023 – 2025)**: single family, multi-family, and affordable housing; RV/glamping; and commercial center under construction
- **Phase 2 (2025 – 2027)**: single family, multi-family, and affordable housing; RV/glamping; and commercial center under construction
- **Phase 3 (2027 – 2028)**: single family housing and commercial center under construction
- **Phase 4 (2028 – 2031)**: commercial center under construction

As shown, it is anticipated that proposed development of the Revised Proposal would occur over an approximately nine-year period, starting in 2023, and ending in 2031. Buildout of the residential and RV/glamping areas would occur by 2028, and the commercial center by 2031.

For comparison, under SEIS Alternative 6, buildout of the RV/glamping sites and residential areas was also expected to occur by 2028. For analysis purposes, the SEIS assumed the off-site commercial property would be fully developed by 2037.

Clearing, Grading, & Impervious Surface Areas

Proposed development would require clearing of approximately 333 acres (37% of the site), the same amount as SEIS Alternative 6. The clearing limits would extend to the appropriate critical area buffers/setbacks, in particular the area of regulated slopes.

Proposed grading would match natural topography as much as possible. Grading for the Revised Proposal would include approximately 260,000 cubic yards (cy) of cut, and 233,000 cy of fill, less than under SEIS Alternative 6. Fill material, utility backfill, and road base would be imported from approved off-site sources.

With proposed development, approximately 129 acres (15% of the site) would be covered in impervious surfaces (e.g., rooftops, roadways, sidewalks, and parking areas), less than under SEIS Alternative 6.

Residents/Employees

It is assumed that the proposed construction of 527 single family, 180 multi-family residential units, and 50 affordable units would add a total of approximately 1,579 new, full-time residents to the City.⁷ Refer to the SEIS for additional discussion of residential housing

There would be no permanent population associated with the RV sites. However, several sections of the Addendum and the SEIS (e.g., Public Services and Utilities), estimate an equivalent or “proxy” population that is used for purposes of analysis.

The employees generated during construction would be similar to SEIS Alternative 6. The manufactured homes would be built in factories off-site – likely located in the Pacific NW – involving an approximate total of 90 to 130 employees over buildout of the project. An additional estimated 607 local construction jobs would be generated to assemble the homes and construct the other recreational buildings on site. Additional indirect construction jobs would be generated in the local area as well.

At full buildout of the Revised Proposal, it is estimated that Sun Communities would employ from 30 to 35 full time employees in the RV resort and residential areas, as well as an additional 70 to 90 seasonal employees during the peak RV resort season (anticipated to occur from June through August) at 47° North.⁸

The commercial development is estimated to generate approximately 300 employees at buildout in 2031, the same as SEIS Alternative 6.⁹

Site Access & Circulation

Like SEIS Alternative 6, one access point would be provided from SR 903 (an access point for the single/multi-family housing and the commercial center), and three access points would be provided from Bullfrog Road (a second access for the single/multi-family housing, and primary and secondary entrances for the RV resort). Access to the Trail Head Park would be directly from Bullfrog Road. (See **Figure 2-4.**)

The internal roads within the development areas onsite would be privately owned and maintained by the Applicant.

Emergency Access Road

The proposed access points and on-site access roads under the Revised Proposal would provide emergency access based on the 2021 International Fire Code (IFC), subject to confirmation by the City Fire Chief. Although not required, to enhance public safety for other neighborhoods in the Cle Elum area, the Revised Proposal would include an

⁷ Average occupancy and household size are based on U.S. Census Bureau, 2016-2020, American Community Survey, 5-year estimates.

⁸ Resident and employment figures are based upon similar sized developments owned and managed by Sun Communities.

⁹ Employees were estimated by ECONorthwest based on commonly accepted assumptions.

emergency access road from the RV resort area that would extend to the southern site boundary (see **Figure 2-4**). The city and the Horse Park could continue this road offsite through the Horse Park and connect to Douglas Munro Boulevard. SEIS Alternative 6 included an emergency access from the RV resort, as well as a second emergency access road from the affordable housing site. Given that the affordable housing site would not be developed as a separate area under the Revised Proposal (the affordable housing would be integrated in the multi-family area), an additional emergency access road would not be provided from this area.

Utilities

Water

Like SEIS Alternative 6, water service for the project would be provided by the City of Cle Elum. Proposed single- and multi-family development, the RV resort, and the commercial center would be part of a private Group A water distribution system owned by Sun Communities and operated and maintained by a state-approved entity. Water mains would connect to the nearest available points of connection. The commercial center would be served by the existing 8-inch diameter City supply line.

All the non-residential buildings would include sprinkler systems in case of fire, as required by the City code. Fire hydrants would be provided throughout the residential areas. It is anticipated that a portion of the following landscaped areas would be irrigated: around both the RV and residential amenity centers and selectively throughout the RV resort. The single- and multi-family residential areas could also be irrigated, depending on the landscaping selected.

The city's water system would require improvements to serve the Revised Proposal. The Applicant would contribute a pro-rata share to construct the improvements to the city's water system required to serve the project, including: a filter train in the water treatment plant, a finished water pump in Pressure Zone 3, and a reservoir in Pressure Zone 3.

Sewer

Like SEIS Alternative 6, sewer service for the project would be provided by the City of Cle Elum. Proposed single- and multi-family development, and associated amenity centers, would be served by private 8-inch diameter gravity sanitary sewer mains that would be owned, operated, and maintained by Sun Communities.

The proposed RV resort would be served by private 8-inch diameter gravity sanitary sewer mains that would be owned, operated, and maintained by Sun Communities. The gravity sewer mains would connect to proposed sewer lift stations that would pump the flows via the force main to the existing 18-inch diameter sewer main. The commercial center would be served by public 8-inch diameter gravity sewer mains that would be owned, operated, and maintained by the City of Cle Elum.

The City Wastewater Treatment Plant has sufficient capacity to serve the Revised Proposal.

Stormwater Management

Stormwater management during construction and operation of the Revised Proposal would be similar to SEIS Alternative 6 (see the summary below).

During Construction

During construction, temporary stormwater management measures would be implemented to prevent erosion/sedimentation and the transport of pollutants from the site to downstream water resources. These measures would follow the Best Management Practices (BMPs) and requirements of the Construction Stormwater Pollution Prevention Plan and the currently active National Pollutant Discharge Elimination System (NPDES) Permit (No. WA0052361).

During Operation

A permanent stormwater management system would be installed onsite, in accordance with the 2019 Department of Ecology *Stormwater Management Manual for Eastern Washington*. A site-specific hydrologic model previously developed for both Suncadia and the 47° North site was used to design the 47° North system. Stormwater runoff from the developed site would generally be collected in catch basins or roadside water quality swales and directed to water quality and infiltration or detention facilities (depending on the soils) via pipes or conveyance swales. Sheet flow dispersion would also be used for stormwater runoff water quality and flow control for single family and RV resort areas that abut open space and slope away from the developed areas at a maximum slope of 15%. Overflow routes would be provided for all proposed stormwater facilities.

Solid Waste

Solid waste collection for the proposed development would be provided by Waste Management of Ellensburg or its successors. The waste would be hauled to the Cle Elum Transfer Station prior to transport to the Greater Wenatchee Land Fill in Douglas County for final disposal. The Transfer Station is reported to be near capacity and improvements would be required to accommodate the Revised Proposal. The Applicant would contribute a pro-rata share to construct improvements to the solid waste transfer station.

Energy

Electricity and natural gas service for the proposed development would be provided by PSE via extensions of existing facilities.

(See Section 3.9, **Utilities**, and **Appendix B** for details.)