

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



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**Bullfrog UGA Master Site Plan and Development Agreement
Combined Notice of Preliminary Plat Application,
SEPA Threshold Determination, and
Notice of Adoption of Environmental Documents**

Notice of Application Issued: Thursday, July 20, 2023.

Deadline for Written Comments: Monday, August 21, 2023.

Project File Number(s): SUB 2023-3.

Project Name: Sun 47 North Preliminary Plat.

Applicant: Sun Communities, Inc.

Application Contact Person: Bill Raffoul
Sun Communities, LLC
27777 Franklin Road, Suite 300
Southfield, MI 48034
(248) 208-2606.

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.

Project Description: On March 21, 2023, Sun Communities submitted three applications to the City including:

1. Proposed modifications to the approved Bullfrog UGA Master Site Plan and Development Agreement that includes:
 - a. A reduction in the total number of residential dwelling units from 1,384 to 757 dwelling units. The proposal includes construction of 50 affordable units in lieu of dedication of 7 acres of land for future development of such units by others.
 - b. The addition of a recreational resort with accommodations and amenities to serve up to 627 recreational vehicles, including cottages, yurts, and similar visitor facilities.

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- c. The reduction of the size of the business park from 75 acres to 25 acres with provisions to accommodate more retail uses such as a grocery store.
 - d. The set aside of approximately 13-acres for the expansion of the Cle Elum Cemetery.
 - e. Approximately 6 miles of trails developed and maintained by Sun Communities open for public use.
 - f. Neighborhood parks to be maintained by Sun Communities and open to the public.
 - g. The construction and maintenance of infrastructure by Sun Communities built to City standards including new roads, intersection improvements, water and sewer system improvements, and stormwater facilities.
 - h. Approximately 530-acres of Open Space including a Managed Open Space Area and a River Corridor Open Space subject to conservation easements.
 - i. A change in project phasing with completion of all construction by 2031.
2. A preliminary plat application for a 527-lot single-family residential subdivision; and
 3. A boundary line adjustment application to align the parcels owned by Sun Communities with their development plans.

On April 18, 2023, the City issued a Completeness Determination finding that the application for the proposed modifications to the Bullfrog UGA Master Site Plan and Development Agreement was complete and ready for processing. This application is now being processed as a Type 4 application. Please refer to the City's at www.cityofcleelum.com for more details.

On April 18, 2023, the City also determined that the preliminary plat application and the boundary line adjustment application were not complete or ready for processing. The Project Sponsor was provided with a list of the additional information that needed to be provided for the City to find these applications complete. On June 30th and July 10, 2023, the Project Sponsor submitted additional application materials in support of a revised preliminary plat application and advised the City that they were withdrawing the boundary line adjustment application. On July 14, 2023, the City issued a Completeness Determination finding that the preliminary plat application was now complete and ready for processing. This application is now being processed as a Type 4 application. Please refer to the City's website at www.cityofcleelum.com for more details. No further action will be taken by the City on the withdrawn boundary line adjustment application.

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Required Permits and Approvals: The preliminary plat application is subject to review by the City's Development Review Team, and the City's Hearings Examiner. The Cle Elum City Council will ultimately decide whether to approve, approve with further conditions, or deny this application. Within the preliminary plat application are proposed adjustments to existing property lines and the consolidation of tax parcels which will be subject to review by the Kittitas County Assessor's Office. Project specific permits for all infrastructure improvements, including but not limited to the construction of roads, trails, water and sewer improvements, and the construction of stormwater management facilities will be required by the City as well as by State and Federal agencies with jurisdiction. 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. Additional permits and approvals that may be required will be identified during the review of the application.

Application Review Process: An extended 30-day public comment period on this preliminary plat application in accordance with the provisions of the Cle Elum Municipal Code (CEMC) Chapter 14.30. A notice regarding the City's recent SEPA actions has been integrated into this Notice of Application, and as a result, comments may also be submitted on the Addendum to the SEIS recently issued by the City. *Please note that all comments recently submitted to the City regarding the proposed modifications to the approved Master Site Plan and Development Agreement and the Addendum to the SEIS will be included in the Official Record for this preliminary plat application and do not need to be resubmitted.* All comments received by the City will be posted on the City website and will be available for consideration throughout the review process. The Project Sponsor will also be provided with an opportunity to review and respond to these comments as appropriate.

Also, please note that the City Development Review Team will conduct the required consistency review of the preliminary plat application concurrent with the consistency review of the proposed modifications to the approved Master Site Plan and Development Agreement. It is anticipated that a consolidated Staff Report will be prepared that includes a preliminary determination of whether the applications are consistent with the Cle Elum Comprehensive Plan, the Bullfrog UGA Development Agreement, and the regulations in the Cle Elum Municipal Code under which the project is vested. This staff report will be made available for public review and comment at least 30 days prior to a single integrated public hearing conducted by the City's Hearings Examiner. The City Hearings Examiner will then review the Staff Report, all public comments, and the direct testimony from the public hearing, and will make a recommendation to the City Council to approve, approve with further conditions, or deny each of the applications. A more detailed description of this review process can be found on the City's website at www.cityofcleelum.com.

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SEPA Determinations:

Threshold Determination: Pursuant to the Washington State Environmental Policy Act (SEPA), Revised Code of Washington (RCW) Chapter 43.21C and the Washington Administrative Code (WAC) Chapter 197-11-310, the SEPA Responsible Official has determined that the proposal is likely to result in significant adverse impacts to all elements of the natural and built environment as identified in WAC 197-11-444.

Notice of Adoption: After independent review of the Revised Proposal and proposed preliminary plat application, and review of the analysis contained in the existing SEIS prepared by the City of Cle Elum for the *47th North Proposed Master Site Plan Amendment (2020/2021)* and the *SEIS Addendum (2023)*, the City's SEPA Responsible Official has determined that the impacts of the Revised Proposal and the proposed preliminary plat are adequately addressed in the existing SEIS and SEIS Addendum. The SEIS and Addendum meet the City's environmental review needs and are adopted pursuant to WAC 197-11-630; the SEIS and Addendum will accompany the project application to the decision maker.

Application Materials and SEPA Documents Available for Review: The preliminary plat application, the Supplemental EIS, and Addendum to the SEIS that are being adopted for purposes of environmental review are available for review online at the City website www.cityofcleelum.com and at City Hall.

For More Information About the 47 Degrees North Project: Please refer to the City's website at 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@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.

Written Comments: Written comments on the preliminary plat application are now being accepted by the City and may be hand delivered, mailed, or emailed. ***Please note that an extended comment period is being provided and that comments on the preliminary plat application may be submitted at any time through Monday, August 21, 2023.*** 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. ***Once again, please note that all comments that were previously submitted to the City on the proposed modifications to the approved Master Site Plan and Development Agreement will also be included in the Official Record for the preliminary plat application. Additional comments may be submitted, but previous comments do not have to be resubmitted to be considered.***

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