

City of Cle Elum
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**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF SIGNIFICANCE**

**and Request for Comments on the Scope
of the Supplemental Environmental Impact Statement (SEIS)**

BULLFROG FLATS REVISED MASTER PLAN

Proponent: Sun Communities Inc.

Location of the Proposal: The approximately 824-acre Bullfrog Flats site is located in the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903 and the City cemetery. General location is shown in Figure 1.

Background Information: In 2002, the City approved a sub-area plan, master plan and development agreement for an approximate 1,000-acre property owned by Suncadia (then Trendwest). The property was subsequently annexed to the City. An environmental impact statement, which studied 5 development alternatives, was prepared for the project; that EIS was not challenged. The master plan approved by the City in 2002 included a total of 1,334 housing units, in a mix of single family (810) and multi-family (524) units. A 75-acre business park (950,000 sq. ft) was also included. Land was also set aside for affordable housing and recreational facilities. Almost one-half of the overall property would be retained in open space and buffers.

Description of the Proposal: Sun Communities is acquiring 824 acres of the site from Suncadia. Based on preliminary information submitted by the applicant, the revised plan would contain the same total number of units (1,334), but in a different mix of forms and in modified locations: 527 single family units (manufactured), 180 multifamily units, and 627 sites for RV uses. The business park would be reduced to approximately 27 acres (approximately 345,000 square feet); ownership of the business park site would be retained by Suncadia. Approximately 65 percent of the site would be retained in open space uses. Land would be set aside for affordable housing, public amenities and private recreational facilities.

Although the number of residential units would be approximately the same as the approved master plan, the characteristics and patterns of use could be different compared to what was evaluated and approved by the City in 2002. The City has determined that the revisions to the plan constitute a "major amendment", as that term is defined in the development agreement. The City's land use approval process will involve review by the Planning Commission and the City Council. Additional environmental review pursuant to the State Environmental Policy Act (SEPA) is also required.

Lead Agency: City of Cle Elum

Supplemental EIS Required: The City of Cle Elum, as SEPA lead agency, has determined that this proposal may have a significant adverse impact on the environment and that a Supplemental Environmental Impact Statement (SEIS) should be prepared, consistent with WAC 197-11-405(4).

SEIS Issues: The original EIS for the Bullfrog Flats site contains useful information, but it must be updated to ensure that is still relevant in view of the passage of time and proposed changes to the master plan. The City has determined that *all* SEPA elements of the environment will be reviewed, updated and discussed as appropriate in the SEIS: earth, air quality (with the addition of greenhouse gas emissions), water (surface water, ground water and water supply), plants and animals/wetlands, fisheries, noise, land and shoreline use, population and housing, historic and cultural resources, aesthetics/light & glare, parks and recreation, transportation and parking, public services, utilities, and fiscal impacts. The SEIS will document the City's review, updating and supplementation of current conditions, probable significant impacts (direct, indirect and cumulative), and appropriate mitigation measures applicable to the revised master plan proposal.

Alternatives: The 2002 EIS evaluated 5 alternatives for developing the Bullfrog Flats site (Action Alternatives). These considered a reasonable range of types and amounts of development on the site, and alternative locations for such uses. Alternative 5 was ultimately proposed and approved by the City. The SEIS will consider a new alternative – *Alternative 6/Revised Master Plan* – and will compare it to Alternative 5 as portrayed in the 2002 Final EIS. And approved by the City.

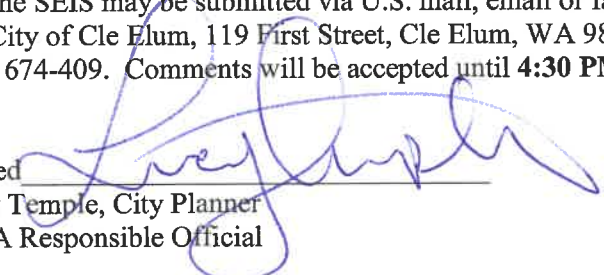
No Action. SEPA requires that an EIS include a “No Action” alternative to provide a basis of comparison to the proposal and other alternatives. The No Action alternative will examine what could happen on the site if the City does not take the requested action, i.e., approval of a revised master plan. No Action does not mean that nothing would happen on the Bullfrog Flats site. Although the Revised Master Plan would not go forward under No Action, the site could be developed pursuant to the approved master plan and development agreement.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the SEIS including alternatives, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required.

A public scoping meeting will be held on **October 23, 2019 from 5:30 to 7:30 pm at the Walter Strom Middle School multi-purpose room**. At the meeting, the public will be able to view graphics illustrating preliminary planning work and learn about applicable review procedures. The EIS scoping meeting will also provide an opportunity for the public to provide input to the environmental review process. Written comments concerning the scope of the EIS will be accepted at this meeting.

Comments on the proposed scope of the SEIS may be submitted via U.S. mail, email or fax, and should be directed to: Lucy Temple, City of Cle Elum, 119 First Street, Cle Elum, WA 98922; lucy@cityofcleelum.com; FAX (509) 674-409. Comments will be accepted until **4:30 PM October 29, 2019**.

Dated October 8, 2019.

Signed 
Lucy Temple, City Planner
SEPA Responsible Official