

**Trendwest Properties: Cle Elum UGA
Final EIS**



March 18, 2002

City of Cle Elum



City of Cle Elum

119 West First Street
Cle Elum, Washington 98922



Telephone: 509 674-2262
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March 18, 2002

Dear Interested Parties and Affected Agencies:

Attached to this letter you will find a copy of the Final Environmental Impact Statement (Final EIS) for the subarea planning, zoning and master planned development review of the City of Cle Elum Bullfrog UGA. The Final EIS analyzes a fifth development alternative (Alternative 5), builds on the environmental analyses contained in the Draft EIS, and responds to comments received on the Draft EIS as required under SEPA.

The proposal analyzed in the Final EIS is the adoption of a subarea plan and zoning by the City of Cle Elum and the approval of a preliminary master plan for the development of approximately 1,100 acres of the subarea by Trendwest Properties, Inc. The Bullfrog Subarea is located west and adjacent to the City of Cle Elum and is approximately 1,270 acres. The Subarea Plan proposes a variety of residential, commercial, public and recreational uses for the UGA that would be integrated with the existing City. It is the City's goal that development in the UGA preserve and enhance the natural environment of the Cle Elum River corridor and Bullfrog flats while providing opportunities for new housing, community recreation and employment. The EIS evaluates a No Action alternative and four development alternatives (three in the Draft EIS and one in the Final EIS)

Since publication of the Draft EIS, and in response to public input, the applicant has submitted a master site plan application that incorporates several key changes in elements of the site plan evaluated in the preliminary master plan (Alternative 2) and Alternatives 3 (Expanded Residential) and 4 (Reduced Residential). The primary differences between Alternative 5 and Alternatives 2, 3, and 4 relate to housing mix and recreational facilities. Under Alternative 5, there is a greater emphasis on single family housing and neighborhood facilities; the lodge and golf course have been removed. Construction of the Washington State Horse Park is not included in this alternative. Alternative 5 includes development of a 950,000-square-foot Business Park, which was analyzed as part of Alternative 2 in the Draft EIS. Overall, residential development is at a similar scale as analyzed under Alternative 3.

The FEIS includes supplemental analysis of impacts from Alternative 5 on the following elements of the environment: earth, air quality, water quality, water supply, plants and animals, fisheries, wetlands, noise, land use, population and housing, aesthetics/light and glare, cultural resources, parks and recreation, transportation, public services, utilities, and economic and fiscal conditions.

Copies of the FEIS and technical appendices are available for purchase from the City of Cle Elum. Copies are available for review at Cle Elum City Hall, and the Cle Elum, Roslyn, Ellensburg and Central Washington University libraries.

Publication of the FEIS is the end of the formal SEPA process. Under the State Environmental Policy Act, the City cannot act on a proposal for at least seven days following the date of FEIS issuance. The City Council is expected to conduct public hearings on the proposal during the month of April or May, 2002. Appeals on the adequacy of the FEIS are governed by CEMC 15.28.250.

Thank you for your time and interest in the environmental review process for the City of Cle Elum Bullfrog UGA. Questions regarding this document, the subarea plan or the environmental review process may be addressed to the City of Cle Elum at 509.674.2262 or by email at bcarrico@eburg.com.

Sincerely,


Gary Berndt
Mayor City of Cle Elum

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Letter 12:	Mark S. Teske, Washington Department of Fish and Wildlife
Letter 13:	Patrick D. Spurgin, Oshie and Spurgin
Letter 14:	Troy A. Suing, Washington Department of Transportation
Letter 15:	Gayle Fox
Letter 16:	Larry Susich
Letter 17:	Brian Lenz, Puget Sound Energy
Letter 18:	Brian Lenz, Puget Sound Energy
Letter 19:	Dr. Jeff Morgan & Dr. Paula Szkody
Letter 20:	Molly Palmer
Letter 21:	Lisa Messmer, MountainStar Master Planned Resort
Letter 22:	James R. Ellis
Letter 23:	Milly A. Radonovich
Letter 24:	Edmund Januszkiewicz
Letter 25:	Randall Doneen, Washington Department of Ecology
Letter 25a:	Peter Schwartzman, Pacific Groundwater Group
Letter 26:	Erin Krake
Letter 27:	David Gerth, City of Roslyn
Letter 28:	Derald Gaidos, Fire Marshal, Kittitas County
Letter 29:	Brian Carpenter, REBOUND
Letter 30:	Bruce Weertman, Dark Skies Northwest
Letter 31:	Catherine G. Dunn
Letter 32:	James L. DeVere, Mayor, Town of South Cle Elum
Letter 33:	Chuck Norton, Cle Elum Fire Department
Letter 34:	Peg Bryandt & Gordy Cook
Letter 35:	Keith W. Hartley
Letter 36:	RIDGE Narrative Comments
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Letter 37:	David A. Bricklin
Letter 38:	Edmund Januszkiewicz
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Comments 2-11:	Evelyn Nelson, Cle Elum-Roslyn School District
Comment 12:	Brian Lenz, Puget Sound Energy
Comment 13:	Keith Hartley
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