

# Fact Sheet

**Project Title:**

**City Heights Planned Mixed-Use Development**

**Location:**

The property is located north of SR 903 between approximately the transfer and recycling station on the west (north of the Coal Mines Trail) to Cottage Avenue on the east, north to and including the Puget Sound Energy and Bonneville Power electrical transmission line easements. The east end of the project area extends north of the power line easements (see Location Map). The parcels are located within the SW ¼ of Section 25, NW ¼ of Section 25, north ½ of Section 26, and north ½ of Section 27, all within Township 20N, Range15E, W.M., Kittitas County, Washington.

**Brief Description of the Proposal:**

Northland Resources LLC, doing business in Cle Elum as Sapphire Skies, proposes residential development of 330 acres within the City of Cle Elum Urban Growth Area, and 28 acres already within the City limits (358 acres, total). Depending on the alternative selected for implementation, a small amount of neighborhood commercial development is proposed to provide services to residents within the project and visitors.

City actions required to authorize the City Heights development include: annexation, adoption of the Comprehensive Plan land use designation and zoning for Planned Mixed-Use development (contingent upon annexation), entering into a Development Agreement with the project proponent, and construction permit approvals.

A mix of single-family detached homes and attached dwelling units is proposed (875 to 985 dwelling units, total) for permanent residents and second homes. Some of the detached and attached units available as second homes may be sold in “fractional” ownership interests and may be rented for use by seasonal visitors. Approximately 150 to 163 acres (40% to 46% of the project site) will be preserved in permanent open space for recreational use, including interconnecting trails with ties to the Coal Mines Trail and existing City streets for pedestrian and bicycle use. Proposed trails will provide connections to and from the downtown core to planned public amenities within the development. Trails and open space within the project are intended for City-wide public use.

**Purpose and Objectives of the Proposal:**

- Develop homes in an economically-viable manner, in a desirable residential neighborhood within a master planned community.
- Achieve urban residential densities to comply with Washington State Growth Management Act (GMA) policies, in order to respond to Washington State Office of Financial Management population projections for the City of Cle Elum and its Urban Growth Area.
- Develop a mix of dwelling unit types, including single-family detached and attached homes for permanent residents, as well as detached and attached homes and fractional-ownership homes<sup>1</sup> to serve the recreational housing market.
- Invigorate the downtown commercial area by increasing the population within the service area.
- Develop up to approximately 5 percent of the developable area of the site with commercial space for neighborhood services. Provide for uses that would not compete with downtown core businesses.
- Design the development to be responsive to site-specific characteristics: include significant open space and recreational amenities to preserve unique features of the site.
- Provide an interconnecting trail system to enhance the ability of the public to travel east-west through the Cle Elum area on trails through open space rather than on roads shared with vehicles.
- Provide connections to existing developed areas within the City for residents to enjoy the public amenities provided within the development, and to facilitate access to the services provided in the City’s commercial core.
- Construct a stormwater management system compliant with the Washington Department of Ecology 2004 *Stormwater Management Manual for Eastern Washington*.
- Implement site improvements over a period of approximately 6 to 12 years, or in response to market demand.
- Comply with City of Cle Elum Comprehensive Plan policies, zoning regulations, and development standards through the provisions of a Development Agreement between the project proponent and the City to guide the character of the project.

---

<sup>1</sup> “Fractional” ownership homes may be detached or attached units available as second homes that may be sold or rented for use by seasonal visitors.

**Principal Alternatives:**

*Alternative 1: Preferred.* The preferred alternative would include approximately 985 dwelling units and approximately 20,000 square feet of neighborhood commercial uses. Under the preferred alternative, approximately 155 acres of the site (40% of total site area) would be preserved in parks, open space, and public amenities, walking paths, hiking trails, and multi-use path/bike access. The resident population of the development under this alternative would be approximately 2,207 persons if all units were permanently occupied. The project proponent estimates that 35% of homes under this alternative would be seasonal or second homes. Primary access to serve Alternative 1 would be provided across the Cle Elum Pines (Deneen) property to the west end of the development, Summit View, Montgomery Avenue, and Columbia Avenue. The Deneen property access route would involve a bridge crossing of Crystal Creek and the Coal Mines Trail.

*Alternative 2: Reduced Residential Density.* The Reduced Residential Density Alternative includes approximately 875 dwelling units and approximately 40,000 square feet of neighborhood commercial development. Approximately 163 acres of open space (46% of total site area) would be preserved. There would be limited or no public amenities in the Alternative 2 development concept due to reduced resources compared to the Alternative 1 development concept; one multi-use path would be provided. The total estimated population would be approximately 1,943 persons if all units were permanently occupied. The project proponent estimates that approximately 50% of homes in this alternative would be second homes. Primary access to serve Alternative 2 would be provided from Alliance Road (to the west end of the development from SR 903), Summit View, Sixth Street, and Columbia Avenue. The Alliance Road route would involve an at-grade crossing of the Coal Mines Trail and an overcrossing of Crystal Creek. Both crossings already exist, and would need to be widened. Montgomery Avenue would be used for emergency vehicle access only.

*Alternative 3A: No Annexation, Development within Kittitas County under Single Ownership.* The conceptual land use plan for Alternative 3A would be essentially the same as Alternative 2, with approximately 875 dwelling units and 1,943 residents based on the 4 to 5 dwelling units per acre criteria in the Kittitas County Planned Unit Development (PUD) provisions. The project proponent estimates that approximately 50% of homes in this alternative would be second homes. Approximately 40,000 square feet of neighborhood commercial development would be provided.

All open space (approximately 163 acres) would be unimproved in Alternative 3A, with no public amenities. As with Alternative 2, primary access to Alternative 3A would be provided from Alliance Road (to the west end of the development from SR 903), Summit View, Sixth Street, and Columbia Avenue. The Alliance Road route would involve an at-grade crossing of the Coal Mines Trail and an overcrossing of Crystal Creek. Both of these crossings already exist but would need to be widened. Montgomery Avenue would be used for emergency vehicle access only.

Principal Alternatives, *continued*

*Alternative 3B: No Annexation, Development within Kittitas County under Multiple Ownerships.* Under Alternative 3B, the property would be sold and developed in up to 17 individual parcels. There would be a possible rezone prior to sale to facilitate higher residential density than under existing zoning. Alternatively, some or most parcels would likely be developed under Kittitas County Planned Unit Development (PUD) regulations or Performance-based Cluster Plat criteria. It is estimated that the residential density under Alternative 3B would be approximately 500 lots. This alternative would not meet the objectives of the proposal or the urban residential density standards of the Washington State Growth Management Act. Development would likely occur in a discontinuous pattern over a longer period of time (although there is no time-certain for phased implementation of any of the conceptual land use alternatives). There would be no open space, trail system, or public amenities, and no commercial development with Alternative 3B. The total estimated population with this alternative would be approximately 1,150 if all units were permanently occupied, though the project proponent estimates 50% seasonal occupancy.

*Alternative 4: No Action.* If the City Heights Planned Mixed-Use Development did not proceed, there would be no alteration to the site at this time. Northland Resources, LLC would have the discretion to decide whether to maintain ownership of the property, pursue some other use, or delay and reapply for development at some future time. The property could be sold to others for development. Based on the fact that the site is within a designated Urban Growth Area, it is presumed that it would undergo urban development sometime within the current City/County 20-year planning period (2005–2025). However, for the purpose of this analysis, it is assumed that under Alternative 4, there would be no change to the existing conditions of the property.

<b>Project Proponent:</b>	Northland Resources, LLC Sean Northrop, Managing Member Authorized agent of property owners Cooper Pass, LLC, Highmark Resources, LLC and Green Canyon, LLC 206 West First Street Cle Elum, WA 98922
<b>Schedule for Implementation:</b>	The proposal is for phased development of the project in response to market demand (estimated to occur over 6 to 12 years).
<b>Lead Agency:</b>	City of Cle Elum
<b>City of Cle Elum Project File Numbers:</b>	SEPA File No. SEP 2009-004 Rezone File No. REZ 2009-01
<b>SEPA Responsible Official, project information contact person, and person to whom to direct comments:</b>	Matt Morton, City Administrator City of Cle Elum 119 West First Street Cle Elum, WA 98926
<b>Permits and Approvals Required:</b>	
City of Cle Elum	Rezone Development Agreement (Alternative 1 or 2) PMU Final Plan Approval Site Plan Review and Subdivision Approvals Civil Engineering Plan Review Critical Areas compliance Grading Permit Building Permits and Utility Connection Permits
Washington Department of Natural Resources	Forest Practices Permit (compliance with RCW 76.09.050)
Washington Department of Ecology	New Water Rights, Water Rights Transfer
Washington Department of Ecology	Permits and approvals to develop a Membrane Bioreactor (MBR) wastewater treatment plant (if proposed)
Washington Department of Ecology	NPDES Construction Stormwater Permit(s)
U.S. Army Corps of Engineers	Section 404 Permit for Placement of Fill in Waters of the U.S. (if any, associated with road construction)
Washington Department of Ecology	Section 401 Water Quality Certification (if a Section 404 permit is required). If on-site wetlands are confirmed to be “isolated,” Ecology may use an Administrative Order under 90.49 RCW to authorize wetland impacts due to construction.
Washington Department of Fish & Wildlife	Hydraulic Project Approval for road construction across stream channels

Permits and Approvals Required,  
*continued*

Washington Department of Transportation	Developer Agreement with WSDOT for construction of access road intersection with SR 903 (possible), and for utility crossings of State Route rights-of-way (possible)
Kittitas County Public Works Department	Consultation re: modifications to the SR 903/Alliance Road intersection (if any)
Burlington Northern-Santa Fe Railroad	Developer Agreement with BNSF for sewer line construction beneath BNSF right-of-way (possible)
Washington State Department of Health	Permits and approvals to develop Group A community water system(s), a Membrane Bioreactor (MBR) wastewater treatment plant (possible), On-Site Sewage Disposal Systems (possible with Alternative 3A or 3B), Water Treatment Plant improvements (possible)
PSE and BPA	Review of proposed improvements within electrical transmission line easements
Kittitas County	Planned Unit Development (PUD) or Performance-Based Cluster Platting Approval (Alternative 3A or 3B)

**EIS Authors and  
Principal Contributors:**

**Vicki Morris Consulting Services**  
*Vicki Morris, EIS Primary Author and Technical Editor*

**GCH Planning and Landscape Architecture**  
*Conceptual Land Use Alternatives  
Visual Analysis*

**Encompass Engineering & Surveying**  
*Grading, Drainage and Utilities Technical Report*

**ESM Consulting Engineers**  
*Sewer System Off-Site Analysis*

**Aspect Consulting, LLC**  
*Geology, Phase I Environmental Site Assessment,  
Coal Waste Rock Sampling and Analysis,  
Groundwater Resources, Water Supply Proposal*

**SubTerra, Inc.**  
*Coal Mine Hazards Risk Assessment*

**Heffron Transportation, Inc.**  
*Transportation System Impact Analysis and Mitigation*

**Environ International Corporation**  
*Air Quality Assessment*

**Reiss-Landreau Research**  
*Archaeological and Cultural Resources Investigation*

EIS Authors and Principal Contributors,  
*continued*

**Sewall Wetland Consulting, Inc.**  
*Wetlands and Wildlife Habitat Report*

**Property Counselors**  
*Fiscal Analysis*

**Final EIS Date of Issue:**

November 12, 2010

**Location of Copies of the Draft EIS,  
Final EIS, and Technical Reports for  
Review:**

**City of Cle Elum  
City Hall**  
119 W. First Street  
Cle Elum, WA 98922-1159  
[www.cityofcleelum.com](http://www.cityofcleelum.com)

**City of Cle Elum Library**  
302 Pennsylvania Avenue  
Cle Elum, WA 98922

**Availability of Copies of the  
Draft EIS, Final EIS, and Technical  
Reports to the Public:**

Everyone on the Final EIS Distribution List (Chapter 4) was sent a CD of electronic files of the entire contents of the Draft EIS, Final EIS and Technical Reports. These files can be viewed electronically, or can be printed for hard-copy review. Additional copies of the CD can be obtained from the City at no charge.

**Next Steps in the EIS Process:**

Issuance of the Final EIS concludes the EIS process for the City Heights Planned Mixed-Use Development. There is no comment period on the Final EIS; however, interested individuals are welcome to submit comments to the City at any time during the decision-making process on this application (described in Draft EIS Section 2.5, page 2-4), and to participate in the Development Agreement public review process.





## Reader's Guide for this Final EIS

An Environmental Impact Statement (EIS) attempts to strike a balance between the technical information and format required by the State Environmental Policy Act (SEPA), and readability for persons interested in the project who may be unaccustomed to this manner of organizing the document. The Reader's Guide highlights the contents of this Final EIS, and suggests locations where information of interest can most readily be found.

The Final EIS is a companion document to the Draft EIS published in April 2010. The Draft EIS contains a more extensive description of the City Heights Mixed-Use Development proposal and conceptual land use alternatives (Chapter 2 of that document). The Draft EIS also contains the entire environmental analysis of the Affected Environment, Potential Impacts, and Mitigation Measures (Chapter 3 of that document).

The **Final EIS Table of Contents** provides a complete listing of the subjects covered in this document, and of the comments received. Lists of figures, tables, and all technical reports prepared for the project are also provided in the Table of Contents.

**Final EIS Chapter 1** briefly describes and illustrates the City Heights Planned Mixed-Use development proposal and conceptual land use alternatives. It also describes SEPA procedures followed during environmental review of the application. Potential impacts of implementing the project, and measures to avoid, minimize, or compensate for these impacts (mitigation measures) are summarized in Table 1.5 in Chapter 1. Potential cumulative effects in relation to other known development proposals within the study area are described in Section 1.6. The reader is encouraged to review more detailed information in Draft EIS Chapters 2 and 3 on any topic summarized in Chapter 1, to gain a more complete, "in-context" understanding.

All written comments received on the Draft EIS are reproduced in **Final EIS Chapter 2**, followed by the City's response to each comment. These comments will be considered by City decision makers during their review and action on the City Heights application.

**Final EIS Chapter 3** contains an Errata Sheet: revisions, corrections, and clarifications made to the Draft EIS as a result of comments received. These minor revisions did not alter conclusions drawn in the Draft EIS.

**Final EIS Chapter 4** is the FEIS Distribution List. Everyone on the Draft EIS Distribution List (Chapter 5 of that document), plus anyone else who commented on the Draft EIS, is included on the Final EIS Distribution List. A CD of electronic files of the entire contents of the Draft EIS, Final EIS, and Technical Reports was sent to Tribes, agencies, organizations, and individuals on the Final EIS Distribution List. These files can be viewed electronically, or can be printed for hard-copy review. Additional copies of the CD can be obtained from the City at no charge.

The City's contact person regarding the proposed action and this Environmental Impact Statement is Matt Morton, City Administrator and SEPA Responsible Official. His address, telephone number, and e-mail address are provided in the Fact Sheet that precedes this Reader's Guide.

Additional public meetings will be held during the City's development review process. The date, time and location of these meetings will be announced in local area newspapers.



# Table of Contents

	<b>Fact Sheet</b>	i
	<b>Reader's Guide</b>	viii
<b>1.0</b>	<b>Summary</b>	1-1
1.1	The Proposed Action	1-1
1.2	Location	1-2
1.3	SEPA Procedures and Public Involvement	1-4
1.4	Conceptual Land Use Alternatives	1-5
1.5	Significant Impacts and Mitigation Measures	1-13
1.6	Cumulative Effects	1-61
1.7	Major Issues, Significant Areas of Controversy and Uncertainty, and Issues to be Resolved	1-64
<b>2.0</b>	<b>Comments Received and Responses</b>	2-1
2.1	Comments and Responses: Agencies, Tribes, and Organizations	2-1
	Bonneville Power Administration	2-2
	Confederated Tribes and Bands of the Yakama Nation	2-4
	Washington State Department of Archaeology and Historic Preservation	2-6
	Washington State Department of Ecology	2-13
	Washington State Department of Fish and Wildlife	2-23
	Washington State Department of Transportation	2-28
	Kittitas County Department of Public Works	2-36
	Kittitas County Water District #2	2-40
	Cle Elum-Roslyn School District	2-45
	Central Cascades Land Company	2-51
	Suncadia	2-56
2.2	Comments and Responses: Individuals	2-62
	Deidre Link	2-63
	Mary Lutz	2-65
	Kathleen Nesse	2-67
	Chuck Oxley	2-70
	Christine Oxley	2-79
	Brad Page	2-89
	Bonnie Reay	2-91
	Kathy Stancik	2-94
	Judy and John Waldenmaier	2-99
	Pat Woodell	2-104
<b>3.0</b>	<b>Errata Sheet: Revisions, Corrections, and Clarifications to the Draft EIS</b>	3-1
<b>4.0</b>	<b>Distribution List</b>	4-1

## Table of Contents, continued

### Technical Appendices prepared in support of the EIS:

- 1 Abandoned Mine Lands Report
- 2 Archaeological Review and Inventory
- 3 Coal Waste Rock Sampling and Analysis
- 4 Fiscal Analysis
- 5 Grading, Drainage and Utilities Technical Report
- 6 Phase I Environmental Site Assessment
- 7 Preliminary Geology and Geotechnical Evaluation
- 8 Visual Analysis
- 9 Wetlands and Wildlife Habitat Report

**Note 1:** The Technical Appendices are available for review in a separate 3-ring binder at Cle Elum City Hall and at the Cle Elum Library. Electronic files of the Technical Appendices are also on the City Heights Final EIS CD sent to everyone on the Distribution List.

**Note 2:** Supplemental information was prepared for the *Archaeological Review and Inventory*; minor revisions were made to the *Fiscal Analysis*; and an Addendum to the *Wetlands and Wildlife Habitat Report* was prepared between issuance of the Draft EIS and Final EIS. Electronic files of these documents are on the City Heights Final EIS CD.

## List of Figures

<b>Figure Number</b>	<b>Figure Title</b>	<b>Page Number</b>
1.2-1	Location Map	1-3
1.4-1	Alternative 1 Conceptual Land Use Plan	1-6
1.4-2	Alternative 2 Conceptual Land Use Plan	1-8
1.4-3	Alternative 3A Conceptual Land Use Plan	1-10
1.4-4	Alternative 3B Conceptual Land Use Plan	1-12
1.4-5	Alternative 4: No Action	1-14
1.6-1	Adjacent Properties with Future Development Potential	1-63
2.1-1	Hourly Traffic Volumes – SR 903 at Milepost 2.28 (East of Stafford Avenue)	2-33

## List of Tables

<b>Table Number</b>	<b>Table Title</b>	<b>Page Number</b>
1.2-1	Land parcels that comprise the City Heights proposed development area	1-2
1.5-1	Summary matrix of environmental impacts and mitigation measures associated with the City Heights Planned Mixed-Use Development	1-15
2.1-1	PM peak hour traffic volumes assumed in City Heights Draft EIS at select intersections	2-30
2.1-2	PM peak hour level of service summary for select intersections – future year 2022 conditions assuming only 3 percent per year growth in background traffic	2-31

