

# FACT SHEET

## **Name of Project**

47° North Master Site Plan Amendment

## **Proponent**

Sun Communities, Inc.

## **Location**

The approximately 824-acre project site is located in the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903, and the city cemetery.

## **Environmental Review**

In 2002, a State Environmental Policy Act (SEPA) Environmental Impact Statement was prepared for the approximately 1,100-acre Bullfrog Flats Urban Growth Area (UGA). The 47° North site occupies a portion of the Bullfrog Flats UGA.

This Supplemental EIS (SEIS) supplements the 2002 Cle Elum UGA EIS. Per the SEPA Rules (WAC 197-11-405(4)), a SEIS is prepared if there are substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts, or there is significant new information indicating, or on, a proposal's probable significant adverse impacts. This SEIS provides SEPA review for the proposed 47° North Master Site Plan Amendment.

## **Prior Approvals**

The following approvals were granted in 2002 for the Bullfrog Flats Master Site Plan:

- Cle Elum UGA annexation to the City;
- Subarea Plan approval;
- Planned Mixed Use (PMU) zoning final plan approval;
- Master Site Plan approval; and
- Development Agreement approval.

The present proposal would modify the previously approved Master Site Plan and Development Agreement.

## **SEIS Alternatives**

The SEIS evaluates the following alternatives:

**SEIS Alternative 5 – Approved Bullfrog Flats Master Site Plan** (No Action Alternative): The approved Bullfrog Flats Master Site Plan, updated to incorporate current conditions and regulations. The approved project includes:

- 1,334 residential units;
- 524 acres of open space;
- Public and private recreation amenities;
- Dedication of several properties to the City; and,
- A 75-acre business park.

**SEIS Alternative 6 – Proposed 47° North Master Site Plan**

**Amendment:** Revise the approved 2002 Bullfrog Flats Master Site Plan to allow development on 824 acres of the 1,100-acre property, including:

- 707 residential units;
- RV resort with 627 RV sites;
- 477 acres of open space;
- Public and private recreation amenities;
- Dedication of properties to the City; and,
- A 25-acre future commercial development (owned and operated by New Suncadia).

**Lead Agency**

City of Cle Elum

**SEPA Responsible Official**

**Richard Weinman, Designated SEPA Responsible Official**  
SEPAResponsibleOfficial@cityofcleelum.com

**EIS Contact Person**

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**Required Approvals and/or Permits**

Preliminary analysis indicates that the following approvals and/or permits may be required from agencies with jurisdiction<sup>1</sup> for development of either of the SEIS Alternatives. Additional permits/approvals may be identified during the review process associated with specific development projects.

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<sup>1</sup> An agency with jurisdiction is “an agency with authority to approve, veto, or finance all or part of a nonexempt proposal (or part of a proposal)” (WAC 197-11-714(3)). Typically, this refers to a local, state, or federal agency with licensing or permitting approval responsibility concerning a project.

### **State of Washington**

- Dept. of Natural Resources, Forest Practices Permit
- Dept. of Ecology, Construction Stormwater General Permit
- Dept. of Health, Group A Water System Approval
- Dept. of Transportation, Access Permits

### **Kittitas County**

- Access Permits

### **City of Cle Elum**

- Major Amendment to Bullfrog Flats Master Site Plan
- Planned Mixed Use Approval
- Revised or New Development Agreement Approval
- Binding Site Plan and/or Subdivision Approval
- Grading Permits
- Building Permits
- Mechanical, Electrical, and Plumbing Permits
- Utility Permits

## **SEIS Authors & Principal Contributors**

### **EA Engineering, Science and Technology, Inc., PBC**

- SEIS Project Manager, Primary Author: Summary; Project Description; Land Use/Relationship to Plans & Policies; Housing, Population & Employment; Aesthetics/Light & Glare; Parks & Recreation; and Public Services.

### **HLA Engineering**

- City Engineer

### **Fehr & Peers**

- City Transportation Consultant

### **ESM**

- Civil Engineering, Water Resources, Utilities (Sewer, Water, Solid Waste), Visual Simulations

### **Associated Earth Sciences, Inc. (AESI)**

- Earth, Groundwater

### **Raedeke Associates**

- Plants & Animals

**Landau Associates**

- Air Quality/Greenhouse Gas Emissions, Noise

**Cultural Resource Consultants (CRC)**

- Cultural Resources

**Transportation Engineering Northwest (TENW)**

- Transportation

**ECONorthwest**

- Fiscal and Economic Conditions

**Previous Environmental Documents**

Under WAC 197-11-405(4), this SEIS supplements the 2002 Cle Elum UGA EIS. This SEIS, together with the 2002 Cle Elum UGA EIS, comprehensively address the environmental impacts of the Proposed Actions.

**Location of Background Information**

Background material and supporting documents are available at the offices of:

**EA Engineering, Science and Technology, Inc., PBC**  
2200 Sixth Avenue, Suite 707  
Seattle, WA 98121

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

**Date of Issuance of DSEIS** September 18, 2020

**Date of Issuance of FSEIS** April 16, 2021

**Availability of this FSEIS**

Notices of Availability of the Final SEIS have been distributed to agencies, organizations, and individuals noted on the Distribution List. The FSEIS can also be reviewed and downloaded from the City’s website by following the link:

<http://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/>

Printed versions of the FSEIS can be reviewed at:

- **City of Cle Elum City Hall**  
119 First Street  
Cle Elum, WA 98922
- **Cle Elum Public Library Branch**  
302 N Pennsylvania Avenue  
Cle Elum, WA 98922

USB drives may be purchased at City of Cle Elum for \$7.00 per thumb drive, plus tax and postage (if mailed). Printed copies can be ordered for the cost of printing, which is estimated at \$132, plus tax and postage.

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#### **6. REFERENCES**

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#### **7. DISTRIBUTION LIST**

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#### **APPENDICES**

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- A. Transportation Analysis Addendum Memo
- B. Updated Cultural Resources Report
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