

City of Cle Elum
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**City of Cle Elum, Washington
Notice of Land Use Decision
City Heights Phase 1 Preliminary Plat Approval**

Date of Issuance: May 13, 2021.

Project Name: City Heights Planned Mixed Use Development, Phase 1.

Project File Number(s): SUB 20-001.

Applicant: City Heights Holdings, LLC.

Application Contact Person: Mr. Sean Northrop
116 ½ S Washington Street
Seattle, WA 98104
(206) 388-3121

Project Site: The Phase 1 preliminary plat includes approximately 29 acres north of W Sixth Street in the vicinity of the intersection with Summit View Drive (Parcels 956732/956733, 956734/956735, and 493395). A map highlighting the location and general layout of the Phase 1 plat as well as a map that highlights the proposed relocation of Summit View Drive can be found on the City of Cle Elum website, www.cityofcleelum.com.

Project Description: In November of 2011, the Cle Elum City Council approved a Master Site Plan, an Annexation and Development Agreement, and a Planned Action Ordinance for City Heights, a planned mixed-use development that includes the development of up to 962 dwelling units on 358 acres in the City of Cle Elum generally located north of 6th Street. Until recently, no actions have been taken to implement this approved Master Site Plan and Development Agreement.

The City has received and completed the review of the first application to implement the approved Master Site Plan, a proposed subdivision that would create 68 residential lots on approximately 29-acres within City Heights Development Pods B7 and C, which are generally located north of the intersection of W 6th Street and Steiner Street. This Phase 1 application includes proposed improvements to Summit View Drive, Stafford Street, the construction of several internal streets and alleys, the construction of trails and a park, the installation of water, sewer, and stormwater

improvements, and the design and construction of a privately owned, mixed-use building that will include a community center and commercial uses.

With the Phase 1 preliminary plat application, the Project Sponsor has requested two minor modifications to the approved Master Site Plan and Development Agreement in accordance with the provisions of Appendix R to the City Heights Development Agreement:

1. A proposal to realign Summit View Drive through the project site and move it to the east so that it connects with the intersection of W Sixth and Reed Streets.
2. A proposal to modify the boundaries of Park #3 Red Rock Open Space to align with the new location of Summit View Drive and to design and construct a privately owned, mixed-use facility, open to the public in an area that includes some property that was within the original park boundary.

SEPA Threshold Determination: The City of Cle Elum issued an environmental impact statement for the City Heights project on November 12, 2010 and subsequently adopted Ordinance 1353 on November 8, 2011 designating City Heights as a planned action in accordance with the provisions of under RCW 43.21C.031 and WAC 197-11-164. The City has determined that the Phase 1 preliminary plat application and the requested minor modifications are consistent with the City Heights EIS and provisionally meets the criteria for a planned action. As a result, no SEPA Threshold Determination is required in conjunction with the review of the Phase 1 preliminary plat application.

Decision: The City of Cle Elum has provisionally approved the two minor modifications requested by the Project Sponsor, subject to compliance with conditions of approval. In addition, the City has determined that the proposed Phase 1 preliminary plat is within the scope and is materially consistent with the City Heights Master Site Plan and Development Agreement. As a result, the Phase 1 preliminary plat is approved, and the Project Sponsor may proceed with the authorized site development activities necessary for final plat approval.

A copy of the City Heights Phase 1 SEPA Compliance Determination and Consistency Review and the Phase 1 application materials can be found on the City's website at www.cityofcleelum.com. In addition, a copy of these documents can be viewed at the Cle Elum City Hall by appointment only. Please contact Cle Elum City Clerk Kathi Swanson at (509) 674-2262 x103 or kswanson@cleelum.gov to make arrangements to view these application materials.

Appeal Period. In accordance with the provisions of the City Heights Development Agreement Appendix Q, appeals of this Consistency Determination and Phase 1 Preliminary Plat approval must be filed with the Cle Elum City Council within 15 days

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of the publication of this Notice of Decision. Applications to appeal this decision must be submitted to the City Clerk no later than May 28, 2021 and shall include:

1. The name, mailing address, and contact information of the petitioner(s).
2. The name, mailing address, and contact information of the petitioner's attorney, if any.
3. A separate and concise statement of each alleged error in the Consistency Determination.
4. A statement of the facts and evidence on which each alleged error is based.
5. A statement and description of the type and extent of relief requested.
6. Payment of the application appeal fee as required by the City Fee Schedule.

Please note that due to COVID-19 public health and safety restrictions that the Cle Elum City Hall is closed and may not reopen during the appeal period. As result, please contact Cle Elum City Clerk Kathi Swanson at (509) 674-2262 x103 or kswanson@cleelum.gov to confirm the process for submitting the appeal documents.

Change in Valuation: Property owners that may be affected by this decision may request a change in valuation for property tax purposes in accordance with the provisions of RCW 36.70B.130.

For more information about this decision on the Phase 1 preliminary plat or the City Heights Project, please call and leave a message at (509) 674-2262 x102 or send an email to planning@cityofcleelum.com. 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.