

City of Cle Elum
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Date: October 31, 2019

To: Howard Fingerroot, Vector Development Group
Kurt Beleck, Atwell
Gary Kittleson, Suncadia

From: Lucy Temple and Gregg Dohrn

Subject: Potential Bullfrog Flats Master Plan Amendments
Pre-Application Meeting Summary

On behalf of the City of Cle Elum, we would like to thank you for meeting with us on October 24th to discuss potential amendments to the approved Bullfrog Flats Master Plan being prepared for submittal to the City by Sun Communities. We are providing you with a draft of the meeting summary and ask that you let us know as soon as possible if you have any suggested revisions to correct or clarify this document. We will then provide you with a finalized copy which will also be placed in the project file and posted on the City's website along with the pre-application materials you submitted.

As you read through the pre-application summary, we would like to draw your attention to the following points of emphasis:

1. In addition to the information that you submitted for the pre-application meeting; the following additional information is essential to the preparation of the Supplemental Environmental Impact Statement (SEIS). Please keep in mind that the longer it takes to provide this information to the City, the greater the likelihood that the timeline for the completion of draft SEIS will need to be extended:
 - a. In our discussion, you highlighted the importance of establishing a degree of flexibility in the allocation of dwelling units between the RV Park Resort (627 units) and the residential housing component (709 units) of the Master Plan (1,334 total units). In order to accomplish this, we must advise the SEIS Team now of the maximum range that the number of units may vary between these uses (i.e. +/-5%, 10%, 15%, etc.).
 - b. As we discussed, the Master Plan may be implemented over a ten-year period. In order to accommodate this, we must provide the SEIS Team now, with an updated implementation schedule and/or phasing plan that identifies when you are projecting to construct the dwelling units in both the RV Park Resort and the residential housing component, as well as the construction of all required infrastructure.

- c. The approved Master Plan authorizes the development of up to 75 acres for a business park, subject to Conditions of Approval #17 and #18, as well as #34 which restricts retail uses in the Master Plan. The proposed revisions to the Master Plan show only 26 acres reserved for the business park. Although Sun Communities is not planning to be involved in the development of the business park, the size of the business park and the range of potential uses in the business park could have a bearing on the design and conditions of approval of the revised master plan. As a result, we must advise the SEIS Team what uses to consider in the 26-acre business park and whether either Sun Communities or Suncadia would like the SEIS to evaluate any alternative business park and/or commercial development scenarios. As we discussed, there is a limited window of opportunity to identify the alternative scenarios, and in the absence of further direction, any potential revisions to the business park that may emerge in the future, will be subject to a separate environmental analysis which could have time and cost implications for both Suncadia and Sun Communities. We strongly encourage the two of you to further discuss this matter and to let us know as soon as possible, what assumptions regarding the development of the business park we should provide to the SEIS Team.
2. You mentioned that you have spent considerable time and resources reviewing Attachment B to the approved Development Agreement which specifies the conditions of Master Plan approval. Prior to the formal submittal of any applications for City review, we would like to schedule a meeting with Sun Communities and Suncadia to jointly discuss how responsibility for meeting the conditions of approval might be allocated between the two of you. We should also have a discussion with our respective legal counsels to discuss when and how to address proposed revisions to the development agreement. As we discussed in the pre-application meeting, the options include, but are not limited to, amending the entire development agreement, amending Attachment B Conditions of Approval, and/ or preparing two new development agreements, one applicable to the properties acquired by Sun Communities, and another applicable to the properties retained by Suncadia.
3. Following the pre-application meeting the City representatives further discussed Master Plan Condition of Approval #19, which requires the dedication of 7.5 useable acres to the City for the construction of 50 units of affordable housing. This condition also provides that the developer of the Master Plan is responsible for construction of access, water, and sewer up to the parcel boundaries consistent with City standards and the Development Standards specified in the Development Agreement. Please note that these standards require that a housing development with more than 40 units must be accessible from two access points. As we discussed in the pre-application meeting, the proposed location of the affordable housing site in between the Horse Park, the City Cemetery, and steep slopes appear to limit access options. As a result, we strongly encourage you to consider how the requirement for the second access point will be met, and whether an alternative location(s) should be considered.

4. Prior to the formal submittal of any applications for City review, we would like to schedule a meeting with representatives of Sun Communities, Suncadia, Cle Elum Pines West, the Washington State Horse Park, and the Coal Mine Trail Commission, and perhaps others, to discuss connections between existing and planned trails, the responsibility and timing for the design, financing, and construction of trail improvements that may be required, and the future management of these trails for multiple uses.
5. Since the scoping meeting for the SEIS, the City has received numerous inquiries and expressions of concern regarding the status of the dedication and development of approximately 12 acres for a community park facility in accordance with the provisions of Condition #38 in the approved Development Agreement. As a result, the City would like to have a specific discussion with Suncadia and Sun Communities on the plans and timeline for satisfying this condition of approval.

The pre-application discussion was very helpful to our understanding of the proposed project and we hope that the attached is an accurate summary and a useful tool as you proceed. We look forward to our ongoing discussions.

CC: Mayor Jay McGowan
Richard Weinman
Ben Annen
Alex Kenyon
Brian Wenzel, Atwell
William Anderson, Atwell
Jeff Schramm, TENW
Laura Bartenhagen, ESM
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