Sent: Friday, August 13, 2021 9:55 AM

To: Planning Cc: Gmail - Mary

Subject: 47 Degrees North Concerns

I am writing to encourage the Cle Elum City Council to reject the major modification proposed by Sun Communities to the 47 Degrees North site plan. This is a classic "bait and switch" by a developer that has done this time and time again around the country. I encourage you to stick to the 2002 Master Site Plan that approved 1334 "dwelling units".

The major modification will overtax the infrastructure in and around Cle Elum.

I appreciate you allowing me to give my opinion. I am hoping that you will do the right thing.

Scott Griffin 150 Rinky Dink Lane Cle Elum, WA 98922 (425) 306-7191

From: Andrew McCaffrey <amccaffr@gmail.com>

Sent: Friday, August 13, 2021 11:26 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: Concerns about the 47 North Plans -

I'm highly concerned and opposed to the 47 North plans. I do not think that we have the infrastructure (road, water, emergency support), mitigation plan to negate the impact to our wildlife, nor is the community set up to see meaningful benefit from this development. The benefit from this project would directly benefit the developers and folks who do not live here, and jeopardize the health and safety of those that live here.

Andrew McCaffrey

From: Denice Mikkelson <denicemikkelson@gmail.com>

Sent: Friday, August 13, 2021 11:30 AM

To: Planning

Subject: 47 Degrees North

Planning Commission.

Please do not go forward with this housing project. We, the whole upper county does not have basic infrastructure to support such a large development.

Yes, I understand that infrastructure will follow but that could take many years. We need more police, fire and medical now not more people depending on these basic needs.

Thank you

Denice Mikkelson

Sent from my iPad

From: Mary <marymarthagr@gmail.com>
Sent: Friday, August 13, 2021 1:02 PM

To: Planning

Subject: 47 Degrees North Project

I'm asking the Cle Elum City Council to reject the major modification proposed by Sun Communities to the 47 Degrees North site plan. The proposed plan looks nothing like the original plan approved in 2002. The major modification currently under consideration will overwhelm the infrastructure in and around Cle Elum. Please keep the 2002 Master Site Plan that approved 1334 "dwelling units".

Thank you for giving me this opportunity to give my opinion concerning the future of our wonderful community.

Mary Griffin 150 Rinky Dink Ln Cle Elum, WA 425-737-1445 Marymarthagr@gmail.com

From: June L. jones <juneljones@hotmail.com>

Sent: Friday, August 13, 2021 1:20 PM

To: Planning

Cc: Jay McGowan; jglondo@cleleum.gov; Ken Ratliff; Beth Williams; Mickey Holz; Mickey

Holz; Steven Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North

City Planners and council members: I am writing to express my concern over the proposed 47 Degrees North development on Bullfrog Road. If approved I sincerely believe that it will have a very detrimental effect on Cle Elum, Roslyn, and the entire upper county. Already, on weekends during the summer, traffic here is bad enough that we barely leave home, especially on Sundays. Are roads and traffic being addressed? We are already overrun up here on the roads and in our grocery store, as you all know. Schools, fire and law enforcement? All will need to be enhanced and apparently Sun Communities isn't going to be on the hook for that.

What, exactly is the benefit to Upper County? The affordable housing doesn't appear to be affordable when the land isn't included in the deal and reportedly HOA fees, etc, will amount to possibly 700 or 800 dollars a month and that is according to Sun Communities themselves.

And who will be overseeing the development? Who will make sure agreements and guidelines for development are being adhered to? We already have problems with the City Heights developer. DNR having to issue Notice to Comply orders. Who will do that at Sun Communities? Do you really trust them to leave Green belts as they have promised?

Roads, schools, fire and law enforcement, wildlife, our very environment is at risk! Please, please, do NOT approve this development!!!

June Jones

170 Augusta Place

Cle Elum

From: Donna McCaslin <northshorecap@msn.com>

Sent: Friday, August 13, 2021 2:48 PM

To: Planning **Subject:** 47° North

Good afternoon

I am opposed to this entire project.

Suncadia had promised affordable housing which is a critical need in our area - please don't allow this sale and amendment to their original plan.

The modular homes on leased land is certainly not affordable and the long term future land lease cost increases for the residents will result in foreclosures and abandonment. Plus the real estate taxes (vs property tax on the modular home portion) will not support funding the essential services that such an increase in population requires — road infrastructure, policing, fire fighting, schools, etc.

The RV park portion is also objectionable if for no other reason than the traffic - over 600 camping units (of any type) would likely generate an additional 120 cars entering & exiting from/to mile marker 80 on I-90 on weekends. That alone would be reason to deny this project. The highway & Bullfrog Rd are already approaching excessive use.

Please consider the needs of your current residents and think of the long term implications of the project - this is not managed growth that benefits our population. Hold Suncadia to their promise of affordable housing.

Donna McCaslin 3600 Suncadia Trl Unit 5062 Cle Elum, WA 98922 425-391-6850

A full time, permanent voting resident

Sent from my iPhone

From: DPoz <dpoznick11@gmail.com>
Sent: Thursday, August 12, 2021 3:38 PM

To: Planning **Subject:** Fwd: 47 North

Cc: <<u>mlundh@cleelum.gov</u>>, <<u>sharper@cleelum.gov</u>>, <<u>rweaver@cleelum.gov</u>>, <<u>mholz@cleelum.gov</u>>, <bwilliams@cleelum.gov>, <jmcgowan@cleelum.gov>, <jglondo@cleelum.gov>, <kratliff@cleelum.gov>

First, I want to say THANK YOU for the work you are doing to support Cle Elum. I listen to the City Council meetings online and find them very informative.

I also want to share my concerns about the proposed 47 North development. If it were 1/4 the size, I wouldn't take issue, but given all the growth in the city, I'm afraid we don't and won't have the infrastructure to support so many new residents. With Sean Northup's new property, continued development in Suncadia, we simply can't take on 47 North.

I do not support Sun Communities current plans, but would be open to a much smaller community that could grow once we have more infrastructure built.

Thank you!

From: Jenny McKeefry <jennymckeefry@gmail.com>

Sent: Thursday, August 12, 2021 3:02 PM

To: Planning

Cc: Beth Williams; jglobdo@cleelum.gov; Jay McGowan; Ken Ratliff; Mickey Holz; Matthew Lundh; Ruston

Weaver; Steven Harper

Subject: 47 Degrees North

I'm writing in regard to the planned 47 Degrees North project. I have many concerns about this planned community, particularly the size and scope. I do not see how our current schools, roads, amenities and other infrastructure can possibly support this type of development. I've lived in Washington for 32 years and have seen the exact same fast growth literally destroy communities. It happened in Kirkland, Redmond, Issaquah, Sammamish, Bellevue, Woodinville, Maple Valley, Renton and on and on. Roads become a traffic nightmare, schools are overcrowded before they even open and crime rises.

I've experienced all of this firsthand and it saddens me to see the same thing happen to our small mountain community. In addition, upon researching Sun Communities prior developments, it doesn't appear that they are well-maintained in the long term.

It is my hope that this massive project can be downsized to a much more reasonable footprint and that the infrastructure and necessary amenities can be added as it's built. There is no way we can currently support such a large endeavor.

I'm asking the City of Cle Elum and those in charge to please reconsider the size and scope of 47 Degrees North as it is currently planned. It is my opinion, based on experience, that it will adversely effect our area for many years to come.

Thank you for your consideration.

Jennifer McKeefry

From: Gayla Barton <gaylab83164@gmail.com>
Sent: Thursday, August 12, 2021 1:29 PM

To: Planning

Subject: 47 degree North

This development is the worst plan ever!!! How can our area support this many more homes, we don't have the infrastructure for this. One grocery store, strain on an already small police department. Roads need repairs and this many more homes will just add to it. Increase in traffic, restaurants and businesses too crowded! More people means more crowding at the lake and campgrounds and more garbage! Most people were thinking it's time for a building moretorium, not a huge development like this. Pleas don't allow this mega development to occur here. Send it further East someplace. Don't ruin the beautiful forest please. Thank you

From: Stacy S <sittons@hotmail.com>
Sent: Thursday, August 12, 2021 1:03 PM

To: Planning

Subject: 47 Degrees North

Hello!

I am writing as a request to truly review and study the potential impact of a large project moving into the area. The areas of concern are:

Traffic mitigation

Emergency service/police staffing

Overpopulation vs. police department staff How the influx of people will effect roads, grocery store(s), and growth patterns in and around the area.

How will the demand/population and traffic be handled to and from freeway, and within city limits?

I know this is an ongoing debate within the community, so these things need to be addressed so those citizens who currently live here aren't pushed out by the influx of massive growth.

Thank you for your attention and time to reading this!

Stacy Sitton 241 Juniper Lane

From: Seth R <sethvdci@gmail.com>
Sent: Thursday, August 12, 2021 12:59 PM

To: Planning

Subject: 47 Degrees north

As a lifelong resident of this community I am opposed to the idea of a development like this.

The traffic even on weekdays now is out of control. The town is growing into something completely different than it used to be in the past. When I graduated high school here I stayed and got married and had children that I wanted to raise here. But if a development like this is going to be allowed then it is going to force people with roots and family out of this beautiful place. I can't even find a spot on the river to take my kids on a weekday anymore without 30 cars there. It will also bring property taxes up to a place even more out of control than it already is and the lifelong residents will be forced out. Not to mention what it will do to the impact of local recreation and wildlife.

From: louamadio@hotmail.com

Sent: Thursday, August 12, 2021 5:35 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North Development feedback

To Whom it may concern,

I'm writing you today about the 47 Degrees North Development. I wish to register my dissatisfaction with this development. I believe that this development will radically alter the economics of Cle Elum, increasing the number of transient people, and create economic pressures for existing residents due to gentrification and outside money.

I ask that the planning and city consider restricting the number of units and use of this area.

Specifically, I'd ask for:

- Reduce the RV/Glamping spaces by half.
- Restrict the number of rentals
- Disallow AirBnB within the area
- Allow all Cle Elum residents access to parks
- Have the developers pay for expansion of ingress and egress into Cle Elum for example, adding an onramp/offramp on upper peoh point road to i-90, and add eastbound offramp at exit 84.

Cle Elum's charm is the people and community. Creating "hotspots" and tourism can devastate the charm. Please proceed with caution.

Thank you, Lou

From: Planning

Sent: Monday, August 16, 2021 11:24 AM **To:** Kathi Swanson; Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment

From: andrea presler <apresler2002@yahoo.com>

Sent: Monday, August 16, 2021 11:10 AM **To:** Planning planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Ruston Weaver <rweaver@cleelum.gov> **Subject:** 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- -will put our community's lives at greater risk of being injured or killed by catastrophic fire due to gridlock in an area where we see substantial gridlock every weekend,
- will continue to promote unsustainable development at a time when we need to focus on sustainability at all levels in response to climate change,

- will continue to displace native habitat and wildlife that are already struggling with unfettered development and impacts to our natural areas from rampant building of "McMansions" with huge footprints throughout Suncadia, Tumble Creek and other areas in the upper Kittitas,

-will continue to cater to the needs of the wealthy elite rather than working people of this community,

- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrea Presler 307 W. Arizona Ave. Roslyn, WA 98941

Sent from Mail for Windows

From: Planning

Sent: Monday, August 16, 2021 10:58 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Jon Herman <stratoonist@yahoo.com>
Sent: Monday, August 16, 2021 10:51 AM
To: Planning cplanning@cleelum.gov>

Cc: mcgowan@cleelum.gov; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams
 <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh

<mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

To the City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to express my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. As a long time resident of Kittitas County (41 years) and Roslyn (15 years), I have grave concerns about the impacts of the 47 Degrees North development on our quality of life, on the landscape and wildlife, infrastructure, and economy.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum, Roslyn, or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state corporation who's fiduciary duty is to its shareholders, with no interest in or concern for local communities.
- provides no significant benefits to upper valley residents and tax payers, but . . .
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions (which already exist due to tourism) and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely,

Jon Herman

103 East Nevada Ave, Roslyn, WA 98941 509-260-1653

From: Planning

Sent: Monday, August 16, 2021 10:10 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Public Comments

From: Garrett Silver <gsilver42@yahoo.com> Sent: Monday, August 16, 2021 10:03 AM To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Public Comments

To the City of Cle Elum,

I want to express my concern for the proposed Bullfrog Flats updates to the comprehensive plan. Having participated in comp plan updates in the past, and having formerly chaired the Roslyn Planning Commission, I support local infill but feel it must occur within the character and goals of the community. I have the following concerns with the 47 Degrees North proposal:

- * The proposed development is not in the character of upper Kittitas County.
- * The proposed development would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- * The ownership structure of the manufactured homes does not promote the economics of citizens of the county. Owning a depreciating manufactured home without having ownership of the property would result in economics that perpetuate economic class divides and hinder citizens' abilities to growth net worth over time. While the value of the lease may increase over time with inflation, the **primary benefits of ownership will accrue to a private business**, wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not the community.
- * The ownership structure will not provide a strong tax base for the city. This would erode Cle Elum's ability to provide services to the citizens of the full township.
- * Related, the proposed development would create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that are unlikely to be fully mitigated by the developer, and therefore, will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- * Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.
- * The proposed development occurs close to the river, which is an important area for fish and wildlife.

Sincerely,
Garrett Silver
Homeowner at 302 W California Ave, Roslyn, WA 98941
Primary Residence at 3047 35th Ave W, Seattle, WA 98199
Proud 1989 Cle Elum / Roslyn High School graduate!

From: Planning

Sent: Monday, August 16, 2021 7:36 AM
To: Meagan Hayes; Kathi Swanson
Subject: FW: 47 degrees north project

----Original Message-----

From: Tad Brockway <tadbrockway@hotmail.com>

Sent: Sunday, August 15, 2021 4:38 AM To: Planning <planning@cleelum.gov> Subject: 47 degrees north project

Hi,

I own several properties in Cle Elum and Roslyn and this is our home. While I am supportive of affordable housing in the community, I am not supportive of this project for a variety of reasons.

I have not heard of anyone in the community being supportive either.

Have you done any analysis of the sentiments of your constituency in this regard? Are alternatives to this project being considered?

-Tad

From: Planning

Sent: Monday, August 16, 2021 7:34 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Public Comment

----Original Message----

From: Brandon Ashley Gmail brandon.ashley747@gmail.com

Sent: Sunday, August 15, 2021 4:15 AM

To: Planning <planning@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>

Subject: 47 Degrees North Public Comment

Hi,

As a resident of Cle Elum I wanted to chime in on my concerns for the 47 Degree North project.

Can our community handle another develop this large? Where's the water coming from? How are our schools going to handle an influx of students? Expand? Who's going to pay for the expansion? Who's going to pay for additional police, fire, medical, government expansion? Taxes? Are we increasing taxes on the current residents who are already being priced out of our homes? Can SR903 handle the influx of traffic and how about Douglas Munro Blvd? Until there's another grocery store, all those people are going to cut through these current neighborhoods between 903 and 1st. Wasn't Suncadia suppose to build a community center or rec center and that hasn't happened yet?

The RV park is a good idea especially if they could set up something with the Horse Park to better accommodate horse trailers with Living Quarters and a direct trail to the park for shows and events. The manufactured houses is where there's concern. It seems more like a glorified trailer park, you don't own your land and have to pay rent for your space? What keeps 47 Degrees from raising rates too much? Are they looking for vacationers or residents? Are there going to be HOAs like Suncadia? How about more green space between lots so it's more like Suncadia vs the DR Horton houses that were just crammed in off 903.

Thank you for your time and I hope the city makes the best decision for its current residents.

Sincerely, Brandon Ashley 509-859-1101

Sent from my iPhone

From: Planning

Sent:Monday, August 16, 2021 7:34 AMTo:Meagan Hayes; Kathi SwansonSubject:FW: 47 Degrees Amendment

From: Jane Culliton <djculliton@icloud.com>
Sent: Saturday, August 14, 2021 6:23 PM
To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
 - will create extensive traffic congestion and gridlock conditions and an overall reduction

in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Jane Culliton

From: Planning

Sent: Monday, August 16, 2021 7:30 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47° North

----Original Message-----

From: Donna McCaslin <northshorecap@msn.com>

Sent: Friday, August 13, 2021 2:48 PM To: Planning cleelum.gov>

Subject: 47° North

Good afternoon

I am opposed to this entire project.

Suncadia had promised affordable housing which is a critical need in our area - please don't allow this sale and amendment to their original plan.

The modular homes on leased land is certainly not affordable and the long term future land lease cost increases for the residents will result in foreclosures and abandonment. Plus the real estate taxes (vs property tax on the modular home portion) will not support funding the essential services that such an increase in population requires — road infrastructure, policing, fire fighting, schools, etc.

The RV park portion is also objectionable if for no other reason than the traffic - over 600 camping units (of any type) would likely generate an additional 120 cars entering & exiting from/to mile marker 80 on I-90 on weekends. That alone would be reason to deny this project. The highway & Bullfrog Rd are already approaching excessive use.

Please consider the needs of your current residents and think of the long term implications of the project - this is not managed growth that benefits our population. Hold Suncadia to their promise of affordable housing.

Donna McCaslin 3600 Suncadia Trl Unit 5062 Cle Elum, WA 98922 425-391-6850

A full time, permanent voting resident

Sent from my iPhone

From: Planning

Sent: Monday, August 16, 2021 7:33 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Andrea Sweet <asweetgab@icloud.com> Sent: Saturday, August 14, 2021 3:39 PM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrea Sweet 305 N A Street (PO Box 1077) Roslyn, WA

asweetgab@icloud.com

From: Planning

Sent: Monday, August 16, 2021 7:33 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North

From: Victoria <victoria.jarvis@gmail.com> Sent: Saturday, August 14, 2021 5:56 PM To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North

To whom it may concern,

I am writing in response to the 47 Degrees North Project and Notice of Proposed Major Modification. I work in Cle Elum and live in Roslyn. I honestly can't believe this project is still being considered. The majority of people who live in upper county do so because they want to live in a small rural community in respite from developments like this. Another private community does not align with the community and values of those of us that actually work and live in upper Kittitas County full time. Additionally, we do not need more people here. We don't even have the basic infrastructure for the people who do live here! What will happen when we have to deal with our community evacuating for a wildfire? If cars back up from exit 80 to the Sportland roundabout on any given Sunday, imagine what that would look like if we added more than 1,000 more people here. Not only is the project simply unwanted, it will truly be a danger to our community when we are inevitably faced with a situation like that.

Please please I urge you to do right by the residents of upper county and stop this project.

Sincerely, Victoria Jarvis

From: Planning

Sent: Tuesday, August 17, 2021 8:10 AM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment

Follow Up Flag: Follow up Flag Status: Flagged

From: Leah Hadfield Irkhadfield@yahoo.com
Sent: Monday, August 16, 2021.5:02 PM
<a href="fifth://sent.com/sent

Subject: 47 Degrees North Major Amendment

Please add the following comments to the public record in regards to the 47 Degrees North Major Amendment.

I have very strong concerns about the Sun Communities 47° North proposal for the Bullfrog Flats property. The City of Cle Elum is responsible to the entire Upper Kittitas County in consideration of the primary, secondary, and tertiary effects that would radiate for many years to come if approved. But I cannot recommend that you approve the proposed manufactured home/RV community because it:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Leah Hadfield 125 5th Street, Roslyn, WA

From: Planning

Sent: Tuesday, August 17, 2021 8:10 AM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degrees North comment

Follow Up Flag: Follow up Flag Status: Flagged

From: Lauren Segarra < laureneosegarra@gmail.com>

Sent: Monday, August 16, 2021 5:43 PM **To:** Planning <planning@cleelum.gov> **Subject:** 47 Degrees North comment

Hello,

I am sad to hear that the revised plan still includes a huge RV resort. The small communities of Roslyn, Ronald, and Cle Elum are already overrun by vacationers during the summer and shoulder seasons, not to mention the snowmobilers in the winter. I am imagining even more traffic along Bullfrog, Exit 80, and even more congestion at the Cle Elum Safeway.

If any of these plans move forward, I think that the RV resort idea should be done away with. There is hardly enough affordable housing in Kittitas County, and housing prices continue to rise. The proposed 50 units of "affordable/low income housing" are simply not enough for the amount of local people who are being priced out of their hometown. 661 RV spaces is gigantic. With the few restaurants and bars that are already packed on any given summer night, how will this influx of tourists aid in any of the already existing overcrowding issues that Upper KittCo already deals with?

I am all for affordable housing construction. I am interested in the trails and public spaces that are slated to be preserved, however, even more disturbance and forest removal along Bullfrog Road will be detrimental to the small towns that are further upvalley. It is obvious that there are very real concerns involving safe ingress/egress from Ronald/Roslyn in the case of an emergency such as a wildfire. There is basically only one road out (903). With even more congestion blocking the one road of egress, how will that solve these preexisting safety concerns that are deeply disturbing for Upper County residents? Solutions to these issues need to be addressed first before creating any more development in the area.

Please either shrink the size of the RV park or do away with it. Please do not bring even more congestion to the small, peaceful communities of Upper County.

Thank you.

Lauren Segarra

8171 SR 903 Ronald, WA 98940

From: Planning

Sent: Tuesday, August 17, 2021 8:10 AM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degree North Project

Follow Up Flag: Follow up Flag Status: Flagged

From: Charlene Kauzlarich <charlene.kauzlarich@gmail.com>

Sent: Monday, August 16, 2021 8:21 PM
To: Planning <planning@cleelum.gov>
Subject: 47 Degree North Project

To City of Cle Elum and its Council Members:

It appears you are ready to put the stamp of approval on the new development off of I-90 and Bullfrog Flats. But before you do so, I have concerns about what this development will do to our area:

- 1. WATER Our area already has a shortage of water access. How can you justify providing new water access to the hundreds of new users this development will bring? Where are you going to draw this water from? It most definitely will impact our existing water supply and not in a positive way!
- 2. GROCERIES Our one grocery store, which has the highest prices in the state, is already packed to the hilt with shoppers. Many of the locals already find it necessary to shop for groceries out of town. The addition of hundreds of new homes in the proposed development will only make our shopping situation worse.
- 3. TRAFFIC Having lived on Highway 903 for 50 years, I can attest to the fact that its traffic has grown exponentially over the years. The addition of hundreds of new residents with access to this road on a daily basis is unthinkable, as there's too much traffic on it already.

I hope you will take these concerns seriously before making any final decision on approval. I believe the planned development will have a serious negative effect on our community.

Charlene Kauzlarich

From: Planning

Sent: Tuesday, August 17, 2021 12:46 PM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment

Follow Up Flag: Follow up Flag Status: Flagged

----Original Message-----

From: kristin karns <karnskristin@gmail.com> Sent: Monday, August 16, 2021 11:51 AM To: Planning <planning@cleelum.gov> Cc: Jay McGowan <jmcgowan@cleelum.gov> Subject: 47 Degrees North Major Amendment

City of CleElum- Mayor, City Council members, Planning Department As members of the upper county and a residents of the City of Roslyn we are deeply concerned about the 47 Degrees North Proposal. We believe this would create a new and separate private resort and eliminate the opportunity for a natural extension of city neighborhoods as originally envisioned by the city zoning. This is an entirely private business not a neighborhood. It provides no specific benefits to the upper valley, and will create serious and significant impacts on roads, fire, schools, emergency services, hospitals, and other public services which will not be fully mitigated by the developer.

It will create extensive traffic congestion and gridlock especially on the weekends and holidays, and effect the upper county citizens to respond to fire and other emergencies. This also require public expenditures and increase the taxes of the residents of upper county.

We implore the City of Cle Elum to DENY this proposal and retain the current approved land use for the property. Sincerely, Scott & Kristin Karns

Sent from my iPad

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St

Cle Elum, WA 98922



August 27, 2021

Re: 47 Degrees North Major Amendment proposal

I am writing to express my fervent apprehension regarding the Sun Communities 47° North proposal for the Bullfrog flats property.

Although I've never been a city planner or had any involvement in the details of city infrastructure, as a layperson, I can see that a change in the current zoning to allow the proposed manufactured home / RV community instead of individually owned stick-built homes will have a VERY negative impact and will result in (among other things):

- Higher taxes for existing homeowners to pay for the extensive and far-reaching infrastructure required for a huge, fast, influx of people moving into the Sun Communities blight.
- The tax base for hundreds of stick built homes would be far greater than a tax bill for one large land owner. The taxes from individually owned homes would essentially be a COLA for the city whereas, I imagine, SC has a stable full of smart lawyers that would balk at tax increases and would fight it at every turn.
- The character of the area would change greatly, for the worse. This is a nice area, a development like this is not.
- Increased traffic, creating congestion. It's already bad in areas on the weekends.
- Overburdened schools. Where will new schools be built? Does the city already own a chunk of land for this? Again, the developer will NOT be paying their fair share of the changes they would create.
- Significant negative impacts on police, fire, medical and other public services that won't be fully paid for by the developer, so will fall on the rest of us land owners.
- I don't want to pay for the profits of a private corporation so they can pass it on to their shareholders and corporate officers. Time to STOP corporate welfare from the working people.
- Denial of the Sun Communities proposal will create local jobs for construction of stick built homes. Why would the City of Cle Elum want to deny people jobs?

The preceding is just a quick list off of the top of my head. I could come up with a plethora of reasons that would warrant DENIAL of this proposal. I respectfully urge the City to DENY this proposed amendment and retain the current approved land use zoning for the property.

Julie Thomer 305 W California Ave Roslyn, WA 98941

Julie Thomer

AUG 3 0 2021

By Coexi Swanson

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this

proposed major amendment and retain the current approved land use

for the property.

Respectfully, Italian

Toe Thomer

Name

305 W calotoria Roslyn

Address

Email Addresses:

Emailed comments must go to:

planning@cityofcleelum.com

You should also copy the Mayor and city councilmembers with your emailed comments at the addresses below:

imcgowan@cleelum.gov iglondo@cleelum.gov kratliff@cleelum.gov bwilliams@cleelum.gov mholz@cleelum.gov sharper@cleelum.gov mlundh@cleelum.gov rweaver@cleelum.gov

From: Planning

Sent: Thursday, September 9, 2021 7:31 AM

To: Meagan Hayes; Kathi Swanson; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz;

Steven Harper; Matthew Lundh; Ruston Weaver

Subject: FW: 47 North

----Original Message----

From: Ed Gere <gereedwin@yahoo.com> Sent: Wednesday, September 8, 2021 5:24 PM

To: Planning <planning@cleelum.gov>

Subject: 47 North

Stop this ridiculous project once and for all. This county and the city of Cle Elum can't take care of what they have now without adding more to it. This 47 North crap is nothing more than big conglomerate wanting to make Kittitas County as expensive to live in as King County....AND just as crowded, making taxes increase and driving up the cost of everything else. I find it amazing that all of a sudden there are all these water rights available to these outfits when water rights have not be available even to individuals for quite a few years.

Neither this county NOR the city of Cle Elum can take care of current streets and roads, much less the added traffic this 47 N would cause. The state is funding the addition of another lane each direction on I-90 (or I should say, the people are funding), which is already inadequate for the amount of traffic using I-90 - especially weekends and holidays. STOP 47 NORTH!!

Ed Gere 110 W 6th St Cle Elum, WA

Sent from my iPad

From: Planning

Sent: Thursday, September 9, 2021 7:35 AM

To: Meagan Hayes; Kathi Swanson; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz;

Steven Harper; Matthew Lundh; Ruston Weaver

Subject: FW: Stop 47 degrees north

----Original Message-----

From: Bryce <bassist23@yahoo.com>

Sent: Wednesday, September 8, 2021 8:00 PM

To: Planning <planning@cleelum.gov>

Subject: Stop 47 degrees north

Dear planning committee and city of Cle Elum

By now you have heard the concerns of the community regarding the proposed site at 47° north. It does not seem to be in our communities interest to foist this much infrastructure pressure on a community that is not in support of such growth by a private company that does not wish to contribute in a meaningful way to this infrastructure improvement. The community is not prepared for this type of development and it will have a negative impact on our way of life for generations to come. I'm also quite concerned about the increase draw on the already stressed water table by nearly doubling our cities size in such a short period of time. I sincerely urge you to put at least a meaningful pause on this until all angles can be considered

Sincerely Bryce Van Parys Ronald, WA

Sent from my iPhone

From: Planning

Sent: Thursday, September 9, 2021 7:37 AM

To: Meagan Hayes; Kathi Swanson; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: FW: 47 Degrees North

----Original Message----

From: Kathi Masterson kmastersonce@gmail.com Sent: Wednesday, September 8, 2021 9:47 PM To: Lucy Temple kmastersonce@gmail.com Sent: Wednesday, September 8, 2021 9:47 PM

Subject: 47 Degrees North

Thank you for your attention. I would just like to piggy back on the letters published in the Tribune on August 19, 2021. They say it all. Also it would be wonderful to somehow keep the 75 acres near the Horse Park. Respectfully - Kathleen Masterson

381 Masterson Road, Cle Elum

Sent from my iPad

From: Planning

Sent: Thursday, September 9, 2021 7:38 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degree North Project - public comment

From: Will Haag <willhaag22@gmail.com>

Sent: Wednesday, September 8, 2021 10:02 PM

To: Planning <planning@cleelum.gov>

Cc: John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; Stephanie Haag

<stephanierosehaag@gmail.com>

Subject: Re: 47 Degree North Project - public comment

Concerned.

I would simply like to add my voice to the cacophony of opinions who are against the content and nature of the proposed amendments to the Bullfrog Flats Master Site Plan.

Simply stated, the "cons" far outweigh any "pros" associated with the changes requested by the 47 Degree North project. I am a proponent of growth and development in our area, but not this kind of growth. Hundreds of co-located manufactured homes and hundreds of co-located RV units will inevitably negatively impact the character of our town and community at large. My family and I intentionally live inside City limits. The proposed changes would irrevocably alter the essence of Cle Elum to our own detriment. Please reread the comments listed in the Tribune from the August 23rd City Council meeting. Or, reread the comments my wife made in her email to you on the 26th of August. Either way, you will understand the core of my questions, concerns, and fears associated with this opportunity to do what's best for Cle Elum.

Thank you for all you do. Thank you for taking the time to listen. Thank you for making the best decision(s) for the future of our community.

Sincerely,

Will Haag

1604 Marian Drive

On Thu, Aug 26, 2021 at 12:01 PM Stephanie Haag <stephanierosehaag@gmail.com> wrote:

City Council and Planning Commission,

Thank you for taking time to request and review public comments regarding the 47 Degree North Proposal. My comments are in response to the Sun Communities master site plan modifications request found here (https://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/?fbclid=lwAR3wF8s1lT_oEnOHtJCDNsWb7TKTGtAb0l8WzYyWLLfmgwbbEP-9xPz90oY).

I enjoy our small town and all the benefits small town living has to offer. I am not afraid of change or growth and recognize it to be a healthy part of any community. I do have concerns about the speed at which we are growing and most of my comments will reflect questions about how we will manage the growth.

Positive Aspects of the Proposal:

I am pleased to see that the proposal includes public access to trails, cemetery expansion, 7.5 acres dedicated to affordable housing, and the pay-for-use amenities to be available for all. I also like the business park allocation and open space.

THREE Major Concerns:

- 1. Infrastructure is a major concern of mine as our town considers this amount of growth within city limits. Point 8 on the proposal states that some construction will take place to improve infrastructure, but I worry that it will not be enough. Our sewer and water system, for example, are already beyond capacity and need to be replaced. Adding over 1,000 new units will undoubtedly make this problem worse. I highly encourage the City and City Council to require specifics of what these improvements will be and to carefully measure if they will meet the needs of our current and future residents. I hold similar concerns in regards to roads, public school capacity, recycle center capacity, and other such infrastructure.
- 2. The construction of 673 manufactured homes will help provide an option to purchase a home (versus rent) in this frenzied home buying market. However, manufactured homes are more difficult for good loan options, more difficult for finding good insurance, and do not retain their value like traditional homes. Dedicating such a large amount of homes in Cle Elum to be designated as manufactured may not benefit our residents as much as it appears at first glance.
- 3. I have serious reservations about the development of 661 RV spots. Will these be tourist (in and out) style units? Or permanent residents? Both have negative impacts. Tourist style units would help local businesses, but hurt traffic, infrastructure, create waste, increase fire risk (locals tend to be more careful than our in-and-out visitors), and so on. Permanent RV units can lead to decreased home values and damaged RVs that are no longer moveable. These units are often unsafe when heat sources break and improper repairs are performed. If there were fewer RV spots in the proposal, I would feel a lot more comfortable. But over 600 RV units is simply too many to properly maintain the area.

Overall, I support growth and development. However, the sheer number of units is alarming to me. I am very concerned what the 47 Degree North community will look like 10 years after these units are completed. And equally concerned with how our infrastructure will be impacted. I encourage City Council to get specific details in writing as part of the agreement before moving forward as well as seriously consider limiting the number of RV and manufactured units.

Thank you again for reviewing comments from current Cle Elum residents.

Stephanie Haag 1604 Marian Drive, Cle Elum

From: Planning

Sent: Thursday, September 9, 2021 7:38 AM

To: Meagan Hayes; Kathi Swanson; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz;

Steven Harper; Matthew Lundh; Ruston Weaver

Subject: FW: Proposed 47 Degrees North

From: Linda Cooper lindapizza@yahoo.com>
Sent: Thursday, September 9, 2021 6:57 AM
To: Planning <planning@cleelum.gov>
Subject: Proposed 47 Degrees North

I am writing in opposition to the 47 Degrees North proposal in our community. This development will tax our already stretched infrastructure past its limit and reduce our quality of life.

Our roads, schools, grocery store, fire, police, and other services are already insufficient for the population. Who is paying for the increased needs of this development? 47 Degrees North is not, so it is clear that our community will be doing that as the negative impacts to our quality of life will abound. This is a losing proposition for members of this community.

I add my voice to the greater Cle Elum community in opposition to this development.

Sincerely,

Linda Cooper 500 W. Pacific Ronald, WA 98940 509-294-2564

Sent from Yahoo Mail on Android

From: Planning

Sent: Wednesday, September 8, 2021 7:46 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment Proposal

From: P KK <paulina.j.kurtz@gmail.com> Sent: Tuesday, September 7, 2021 6:31 PM

To: Planning <planning@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff kratliff@cleelum.gov>; Beth Williams cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov> **Subject:** 47 Degrees North Major Amendment Proposal

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

Everything in this letter is on point. I would add that it is shameful that financial gain for a developer is being considered over the quality of life in Cle Elum and the surrounding areas. Please don't be those people, don't be on the wrong side of the legacy of this beautiful area in which we live. Give deep thought to the voices of your community. I also understand that you have received a number of the following so-called form letters sent in protest. I urge you not to discount them. Many people do not know how to articulate their feelings and concerns so they don't comment. This form assists those in making their voices heard.

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels
 of service of upper county services which will require public expenditures and increased upper county
 taxes to pay for, essentially a subsidy for a private business.

 Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Do the right thing.

Paula Kurtz-Kreshel and Jeff Kreshel

421 Spragger Way

Cle Elum, WA 98922.

Paulina.j.kurtz@gmail.com

From: Planning

Sent: Wednesday, September 8, 2021 7:48 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Adrian Slade <slade.oreganus@gmail.com>
Sent: Tuesday, September 7, 2021 10:02 PM
To: Planning cleelum.gov>

Cc: Beth Williams

Swilliams@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>; Steven Harper <sharper@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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 will create extensive traffic congestion and gridlock conditions and an overall
reduction in levels of service of upper county services which will require public
expenditures and increased upper county taxes to pay for, essentially a subsidy for a
private business,

 Denial of the Sun Communities proposal would not take away or reduce underlying
property rights. The original underlying zoning approval would still allow development of
this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Adrian Slade
9440 Manastash Road
Ellensburg, WA 98926

From: Planning

Sent: Wednesday, September 8, 2021 7:51 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: Stop 47 deg North

From: Corey Williams <coreytraynor@msn.com> Sent: Wednesday, September 8, 2021 7:26 AM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: Stop 47 deg North

Good morning.

Undoubtedly you have been receiving many letters in regard to the 47 north project. I would like to add my name to the long list of people who do not feel that this will be a good addition to our community. My biggest concern is that in researching this company, it has been found to have predatory lending practices and does not offer a good solution to the low income housing that is needed in our community. I am also worried about the impact it will have on traffic in the area as traffic is already a major problem in upper county. I am concerned regarding the burden this development will place upon already strained police, fire and schools.

I strongly encouraged a denial of the Sun coummunities proposal. I understand that our area is going to be developed. I am not against this. I just hope that as we grow we do so in a very intentional way that will allow us to maintain what we all love about upper county.

Thank you for your consideration.

Sincerely,

Corey Williams Resident of Roslyn Business owner in Cle elum

From: Planning

Sent: Friday, September 10, 2021 8:51 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Feedback

From: Lukas Stankiewicz <luke@zeroip.com>
Sent: Friday, September 10, 2021 8:49 AM
To: Planning cleelum.gov>
Subject: 47 Degrees North Feedback

Hello,

I just read up about this project after a friend I was talking to at Last Resort made me aware. Full disclosure, we are 50/50 residents of both the west side as well as Ronald (pineloch sun). We spend almost every weekend plus 2-3 days over in Ronald and the rest on the west side as my wife who is a nurse must work 2 12 hours shifts here. Otherwise, we would most likely be full time Ronald residents. We do both however love the place and really enjoy the beauty that surrounds it.

While I understand the necessity of the development around Cle Elum and the whole area as it grows it really pains me to see that your city is making the same mistakes that Issaquah, Sammamish and Redmond along with the rest of Seattle have made and continue to live with. You're planning to add a ridiculous amount of housing but you have no plan for addressing any of the infrastructure issues. The roads, water, resident services, etc are just magically going to fix themselves over time? I beg you to please think of this. The only time you will be able to get this done is now, by forcing the developers to pay for some of it and putting it ahead. Once you green light these projects and the greedy have a go ahead to reap their profits they will no longer care to ensure that those of us who live here have the correct infrastructure in place to not sit in traffic for hours or not have their wells run dry. I've seen this cycle repeat over and over on the west side. The developers make massive profits, the people pay insane rents/prices for the houses, and no one can get anywhere or schedule a doctor's appointment because the infrastructure has 0 chance of ever catching up.

Lukas Stankiewicz 521 Highland Loop Ronald, WA

From: Sent: To:	Friday, September 10, 2021 8:46 AM Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth Williams; John Glondo; Matthew Lundh; Jay McGowan		
Subject:	FW: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021		
Sent: Friday, Sep To: Planning <pl< th=""><th>er <ryan@exploredco.com> stember 10, 2021 7:50 AM anning@cleelum.gov> sees North Notice of Application Proposed Major Modification August 10, 2021</ryan@exploredco.com></th></pl<>	er <ryan@exploredco.com> stember 10, 2021 7:50 AM anning@cleelum.gov> sees North Notice of Application Proposed Major Modification August 10, 2021</ryan@exploredco.com>		
Hello,			
	ident in Ronald, WA it breaks my heart that the 47 Degrees North proposal has even made is this far. I Sun and I haven't spoke to a single person in the neighborhood who likes the idea of this expansion.		
I DO NOT WANT	THIS TO PASS.		
STOP THIS FROM	I HAPPENING.		
OUR COMMUNI	TY DOES NOT WANT THIS.		
SUNCADIA DOES	. DEEP WALLETS DO. UPPET KITTITAS DOES NOT.		
That is all, Ryan			
@Washington @IdahoExplore @CaliExplored	ored 425K+ Followers Explored 150K+ Followers ed 92K+ Followers - 20K+ Followers		
@OregonExplo @Washington @IdahoExplore @CaliExplored	ored 425K+ Followers Explored 150K+ Followers ed 92K+ Followers		

From: Planning

Sent: Friday, September 10, 2021 7:06 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degree North- Request to Reject the Proposal from Sun Communities

From: West Adams <pizzawest@hotmail.com> Sent: Friday, September 10, 2021 6:45 AM To: Planning <planning@cleelum.gov>

Subject: 47 Degree North- Request to Reject the Proposal from Sun Communities

Please reject the Sun Communities Major Modification Proposal.

Thank you, West Adams

From: Planning

Sent: Friday, September 10, 2021 7:04 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Major Amendment

From: Kyle Kain <kpk77kpk@hotmail.com>
Sent: Thursday, September 9, 2021 11:52 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Thank you,

Kyle Kain

107 1/2 S 1st ST Roslyn Wa 98941

From: Planning

Sent: Friday, September 10, 2021 9:22 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment proposal

From: Kay Ballard <a ylorriballard@gmail.com>
Sent: Friday, September 10, 2021 9:20 AM
To: Planning cplanning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>;

Beth Williams <b williams@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>

Subject: Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kay L. Ballard

1020 McDonald Rd #4

Cle Elum, WA 98922

From: Planning

Sent: Friday, September 10, 2021 9:55 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Major Amendment proposal

From: John Carey <squimbolio@yahoo.com>
Sent: Friday, September 10, 2021 9:48 AM
To: Planning cleelum.gov>

Subject: Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to DENY this proposed	k
major amendment and retain the current approved land use for the property.	

Respectfully,

John Carey

Roslyn WA

From: Planning

Sent: Friday, September 10, 2021 10:00 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 degree North.

----Original Message----

From: Artist Roslyn <artist.roslyn@gmail.com> Sent: Friday, September 10, 2021 9:57 AM To: Planning <planning@cleelum.gov>

Subject: 47 degree North.

I agree with what all the other dissenters of the 47 degree North project plus I want to add:

From the US Bureau of Economic Analysis:

The new U.S. data show that the outdoor recreation economy accounted for 2.1 percent (\$459.8 billion) of current-dollar gross domestic product (GDP) for the nation in 2019. At the state level, outdoor recreation value added as a share of state GDP ranged from 5.8 percent in Hawaii to 1.3 percent in Connecticut. The share was 1.1 percent in the District of Columbia.

So why is Cle Elum (And Kittitas County.), wanting to invest in housing instead of preserving our recreational bonanza?

In addition the March 15, 2021 issue of tow New Yorker magazine article on page 32 talks in detail of what happens to the residents of mobile home residents.

Thank you for thoughtfully considering my opinion, and remember you are our representatives, not our leaders. Virginia Lund 6360 Upper Peoh Point Rd., Cle Elum, WA

From: Planning

Sent: Friday, September 10, 2021 11:39 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: JoAnna Holland <joannaklh@gmail.com>
Sent: Friday, September 10, 2021 11:28 AM
To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am a new part time resident in Ronald. It has took me over 3 years to secure and purchase my second home in Upper Kittitas County. It saddens me to learn about such a devastating development plan for such a great community. My attraction for the Cle Elum area has so much to do with the small community, and how the residents care for each other. The thought that the City council is even considering such a development with no benefit for the community, is devastating.

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
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to its shareholders,

- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

JoAnn	a Holland	
563 Pi	ineloch Sun Dr	•
Ronal	d, WA 98940	
<u>50</u>	9-670-3295	

BuyandSellWenatchee.com

From: Planning

Sent: Friday, September 10, 2021 11:39 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Amy Ramsey <amy.foresthealth@gmail.com>

Sent: Friday, September 10, 2021 11:25 AM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Amy Ramsey

121 5th Street Alley, Roslyn, WA 98941

amy.foresthealth@gmail.com

From: Planning

Sent:Friday, September 10, 2021 11:06 AMTo:Meagan Hayes; Kathi SwansonSubject:FW: Proposed Bullfrog Flats Project

From: Doug Dreher <ddreher@thehotelgroup.com>

Sent: Friday, September 10, 2021 10:59 AM

To: Lucy Temple < ltemple@cleelum.gov>; John Glondo < jglondo@cleelum.gov>; Beth Williams

<bwilliams@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper
<sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Cc: Maria Dreher <mdreher@thehotelgroup.com>

Subject: Proposed Bullfrog Flats Project

To our Esteemed City Council Members and City Planner,

After becoming empty nesters a few years ago, my wife and I moved to Cle Elum and have since become aware of the future plans for Bullfrog Flats for the proposed 47 Degrees North project by Sun Communities Inc. Being in the hotel industry including operators plus co-owners of several hotels east of the mountains such as the Marriott Towneplace Suites under construction in nearby Ellensburg, as well as our recently built Hilton Home2Suites in Yakima and our new Marriott Residence Inn Wenatchee opening in two weeks, we support quality growth with developers who invest in their communities as well as help support the necessary infrastructure their developments bring to the local communities.

With that in mind, we do not believe the planned community expansion of Bullfrog Flats is wise to pursue as it has been proposed in its present location. We are extremely concerned about this project and feel that you should be as well for the future safety and protection of your citizens, among other things. Via extensive research of many concerned local citizens of Cle Elum including the pages on the city's website, including all of the environmental impact statements, narratives and appendices, contact with both the Washington State Department of Transportation and the Washington State Department of Fish & Wildlife as it relates to this project, we adamantly oppose this development as it has been proposed for a number of reasons, and we are hopeful that a different location with easier access to I-90, such as South Cle Elum or closer to Golf Course Road could be considered.

Our primary concerns are as follows:

1) Public Safety: This is our collective greatest concern. As you all are acutely aware, there is only one way in and one way out from Salmon La Sac to Bullfrog Road, Exit 80. WSDOT advised that they would not be able to add any additional exits to I-90 for the Cle Elum/Roslyn area growth concerns, which naturally is a very serious issue, and a threat to our public safety. WSDOT said that they have no say in this new development but have shared their concerns with the city of Cle Elum. Before the pandemic, during peak seasons, Bullfrog Road experienced high traffic and major backups to get onto I-90. This will become much worse by next year once the pandemic lifts and outdoor activities, events, recreation, and large gatherings resume in full force because of the area's rapid population growth (including along SR-903). According to statesatrisk.org, large wildfires in our state are now more common and destructive than ever before due to the warmer climates in the spring and summer. It states that future wildfire threats are projected to continue to get worse in the years ahead. We all recall the Jolly Mountain fire of 2017, which put the entire town of Roslyn at risk. Can you imagine a wildfire threatening the towns of Ronald, Roslyn, Cle Elum, and Suncadia/Tumble Creek communities once 47 Degrees North has added, and there needs to be a major evacuation? Traffic would be frozen on Bullfrog and the freeway exits while your citizens - and the citizens of Roslyn and Ronald - face the possible worst nightmare imaginable. As we all know, exit 80 on I-90 is already an issue during the summer months, especially on weekends.

- 2) Wildlife & Forest Protection: According to the Washington State Dept. of Fish & Wildlife, this area is a significant breeding ground for deer, a migration highway for wildlife, and we have also heard that it is a nesting area for birds of prey. Wildlife will be negatively impacted. Forested area is critical to their survival. Hilary Franz, State Commissioner of Public Lands, told the Seattle Times (March 21, 2021) that "proforestation, the leading edge of new science that finds intentionally leaving forests to grow bigger helps blunt the worst effects of the climate catastrophe." We need to reconsider clear-cutting this forest land just to squeeze in a few more houses for more tax dollars and instead, preserve larger tracts of green space between the RV Park #2, Single Family Residence #6, and Multi Residences #12 and #7. The WSDOT is planning on spending millions of dollars to add another wildlife overpass near milepost 64 yet the City of Cle Elum seems willing to destroy a major wildlife corridor for our local elk, deer, and other wildlife population.
- 3) Noise Pollution: Based on the map of the proposed development, there will be many areas of outdoor activity space: 6 pools, several sports courts, firepits, playgrounds, dog parks, miniature golf, rustic camping, splash pad, etc. This means more parties outdoors, and more noise pollution in general. (This is something that Suncadia has always kept under control and wonder if this development will have similar policies put in place). With the removal of this large section of forest, we will lose a major sound barrier to train and freeway noise. We can already now hear the railcars pass at night from the tree removal of the past few years even though we are several miles away; one can only imagine what we will hear from this development planned right in the heart of the fastest growing part of Cle Elum next to I-90.
- 4) Pollution Enforcement: One of the great benefits of living in this community is the dark sky guideline enforcement. However, this is a challenge to enforce as it is; how will it be enforced in a new community that would likely have "party lights" and landscape lights surrounding the houses? Infrastructure: Our concern is that the current infrastructure will not be able to handle this new development.
- 5) <u>Medical Facilities:</u> Our growing population is aging. Unfortunately, the small clinics will not be sufficient to meet our future needs, and we have seen no plans to add a hospital to the area anytime soon. Some of our neighbors are already discussing moving out of the area to relocate to other parts of the country that can better support their future medical needs.
- 6) Grocery Stores: Only one grocery store to support a potential 7,000 people will certainly not be sufficient. How will this be addressed? The Safeway store is already packed with people on weekends and peak seasons. Parking. We were advised in our conversations that the population of Cle Elum will potentially expand from a little over 3,000 to over 7,000 with the planned additions in Suncadia, Tumble Creek, Bullfrog Flats and City Heights.
- 7) **Public Parking**: This has already become an issue. How will that be addressed with the population more than doubling in size?

We love this community, and what we love most about it is the natural beauty that surrounds us such as Salmon la Sac, the mountain trails, wildlife, beautiful lakes, hiking and fishing. We live in an amazingly beautiful area with an abundance of wildlife, and we want to do all we can to protect and preserve it. That is why so many people want to live in this area and that is why we need to preserve it! Growth is inevitable, especially in a place teeming with amazing recreational activities and indescribable beauty, and we know that growth is also important. That being said, we need to grow responsibly, protecting our citizens, our quality of life and our wildlife.

Sincerely,

Doug & Maria Dreher 411 Black Nugget Lane Cle Elum WA 98922

> Douglas N. Dreher The Hotel Group Chief Executive Officer



Mobile 206.972.0217

www.thehotelgroup.com

SERVE INSPIRE DELIVER

THG CONFIDENTIAL AND PROPRIETARY INFORMATION. This communication and any attachment to this communication may contain proprietary or confidential information of THG or its licensees or information that is legally privileged or otherwise exempt from disclosure. Except for legitimate personal or business uses by the intended recipient, or as expressly authorized by the sender, any person who receives this information is prohibited from disclosing, copying, distributing, and/or using it. If you have received this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

From: Planning

Sent: Friday, September 10, 2021 11:05 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47' North Application: Deny

----Original Message----

From: Susan Cain <suecain@me.com>
Sent: Friday, September 10, 2021 10:57 AM
To: Planning cplanning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47' North Application: Deny

Please reject this application for the development submitted by Sun Communities REIT. This application does not meet our community design for retaining the very reason we all live, enjoy and recreate in this area of Kittitas County.

Our area is already under tremendous pressure for large developments given the distance from the Seattle/Bellevue metropolitan area. King, Pierce and Snohomish Counties have reached gridlock conditions, home prices have soared and affordable living are naturally pushing big development into the upper valley. Big corporate developers have had a bulls eye on Kittitas County for many years as part of their growth plans as other major metropolitan areas such as those in the San Fransisco and Los Angeles have matured. Basically, the decision around this development sets in motion how future large developments will be created.

We currently already have 3 to 4 large developments in the works around Easton, Roslyn and Cle Elum. Adding the current application into this mix will greatly impact our current infrastructure. Many critical support services, such as fire, security, health and traffic have provided huge concerns about the impact of this development.

I have lived in the CA Bay area, the New York area and the Seattle area. I have witnessed how unchecked growth and large development pressure have greatly changed the nature of these communities in a negative way. Now is the time to put a line in the sand and truly establish updated and stringent standards for any new growth.

Further, each of the points being raised by your fellow citizens, your neighbors and friends, requesting a declination of this project are being carefully catalogued by Sun Communities so that their team of corporate lawyers, marketing executives and political influencers will use to negotiate, negate, schmooze over and or force a legal resolution in their favor to develop this property as an ongoing "return on their investment" over an extend length of time. Further, given the goal to make money on this project, every dollar of expense tied to this development is critically analyzed, and as required mitigated by different strategies already successfully employed in similar projects across their corporate land ownership platform. i am further opposed to the concept of long term corporate ownership of large swaths of our county. In this case, perhaps 20 years from now this property owner comes back to this commission and council for a large commercial development such as Bellevue Square or Southcenter (Tukwila).

As our representatives, we sincerely ask that this application be rejected. Further, I request that this major, council and planners initiate updated regulations, fees and other conditions to provide for the necessary long term protection for our living enjoyment in this very special area. Additionally new growth needs to fully pay for demands such new growth

place on our infrastructure. Current residents and land owners should not shoulder the burden of a "for profit" development.

Kind regards,

Bob Cain 410 Lund Lane Cle Elum, WA 98922 Cell: 206-618-3483

From: Planning

Sent: Friday, September 10, 2021 11:48 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North

From: Katia Merkel < kecmerkel@gmail.com>
Sent: Friday, September 10, 2021 11:41 AM
To: Planning < planning@cleelum.gov>

Cc: John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North

Dear Mayor McGowan and Cle Elum City Council Members,

We wanted to add our names to the list of Upper County residents who oppose the updated 47 Degrees North development proposal to build a huge RV and manufactured home resort off Bullfrog Road. The quality of life that drew us to this community 19 years ago is threatened by this proposal.

There are many issues with this proposal that concern us and listed here are just a few:

- -Traffic on Bullfrog Road and surrounding areas
- -Taxes levied will not pay for the services expected such as larger schools and increased police and fire coverage,
- -Potential doubling of population in a short time without infrastructure updates.

Please do not approve this application.

Respectfully, Robert and Katia Merkel 2141 White Road Cle Elum, WA 98922

From: Planning

Sent: Friday, September 10, 2021 11:48 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021

From: Theresa Dougherty <theresa.k.dougherty@gmail.com>

Sent: Friday, September 10, 2021 11:42 AM **To:** Planning planning@cleelum.gov

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021

September 10, 2021

Dear City of Cle Elum – Mayor, City Council members, Planning Department:

With only very limited time available, I write briefly today to express my sincere and fervent concerns regarding the proposed development known as 47 Degrees North. Please do not misconstrue the brevity of this email as a reflection of limited concern. I appreciate the opportunity to submit these comments.

My husband and I moved to the area nearly 5 years ago to get some space and raise our 2 young kids in a rural setting. The hustle and bustle of bigger cities was no longer what we wanted. We knew Cle Elum would slowly expand as most communities naturally do, but we expected (and looked forward to) development being limited in a fashion to maintain the rural character and charm of the area. 47 Degrees North couldn't be further from Cle Elum's character.

Looking at Sun Communities' other developments around the country, what they will actually do is nothing like what they say they will do. Look at the other communities and ask if you want this in our backyard. The answer is no. Based on their other communities, Sun Communities actions are consistent with a developer who cares little about the community that will be affected by its land use and seems to have only a financial interest in exploiting it.

In no particular order:

- (1) Despite use of the word "residential," the proposal is entirely focused on transient accommodations. The development is entirely a private business no lots will be created or sold, all spots will be leased, and the project will be private. The property will be owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not our community. In other words, an out-of-town company will be sending thousands of new people to our town for their financial benefit and great cost to our community. Neither the visitors nor the out-of-town corporate owner will have a vested interest in keeping our community nice. They will use and abuse it. This includes trampling natural resources, using police and fire resources, using up water, wearing down roads, using up gas, filling up grocery stores, occupying restaurants. I already avoid local businesses Thursday through Sunday due to tourism activity. The proposed action will further exaggerate the already existing problem.
- (2) The development butts up against and surrounds the schools, which are attended by both of our children. The development will increase traffic in the area to a hazardous level for young kids. The main entrance and exit of the housing development appear to be right next to the elementary school.

- (3) Public Services and Infrastructure: There is insufficient infrastructure to support the development, and no apparent plan to build it. This included road size, road maintenance, police patrols, fire safety, waste management, and hospitals. Tens of thousands of visitors would be coming to the area who are not educated in fire risk and prevention. Additional burdens will be placed upon the fire district in this regard. Should any disputes arise among guests, police would be called upon. Police would also be called upon for trespassing on neighboring lands, noise complaints, and civil disputes. If anyone has a health condition arise, local clinics and hospitals will be imposed upon. Waste management is also an issue. Can the Cle Elum Transfer Station handle the increased volume? Additional dump trucks and dump facilities will likely be needed. If not already done, a transportation study and public service impact report should be required.
- (4) The development will potentially double the city's population!!!
- (5) Looking at other developments by Sun Communities, none of them fit with Cle Elum's character.
- (6) Environmental impact: The plan appears to be to clear cut then replant, which will devastate the lands for who knows how long. You can see this in their other developments. There will be run-off issues and who knows what will happen to the animal wildlife. Deer, elk, birds, to name only a few. It also looks as though they plant non-native deciduous trees, which will require an abundance of water to maintain. If not already done, a wildlife study, vegetation report, and critical area report should be required.
- (7) Water. Unfortunately, water is becoming a more scarce resource. Where is the water coming from to support this development, fill the pool, water the landscaping, etc.? Will there be enough water to support existing residents? The proposed development may place an unsustainable demand on water resources. If not already done, a water impact study should be required.
- (8) Legality/Zoning. While present time constraints do not permit my thorough review of the legality of the proposal, it reeks of illegality in process and effect, such as those set forth in the letter by J. Camody on behalf of the Kittitas County Unincorporated Area Council, dated Sept. 7, 2021. It is my understanding that Suncadia originally obtained a permit for a Master Planned Resort, that Suncadia then sold part of their project to Sun Communities, and now Sun Communities has substantially changed the plan. Surely this backend way into skirting zoning requirements is not supported by the Kittitas Zoning Code or Comprehensive Plan.
- (9) It is worth noting that the land can still be developed in other ways. A more conscientious development by people who will live and work here will foster continuation of Upper County's character and charm.
- (10) Other letters already submitted. In addition to my comments above, I agree with and share the concerns expressed in the following:
- City of Roslyn, dated July 27, 2021
- Kittitas Sheriff, dated Aug. 12, 2021
- Kittitas County Board of Commissioners, dated Aug. 16, 2021
- Kittitas County Unincorporated Area Council, dated Sept. 7, 2021
- Citizen Larry Stauffer, dated Sept. 7 2021
- Citizen Thomas Uren, unknown date

Please DENY the proposed application.

Thank you for the opportunity to submit these comments. I would like to receive copies of all future notices, staff reports, findings, etc.

Thank you, Theresa Dougherty -----

Theresa Dougherty

Attorney at Law

1272 Emerick Rd.

Cle Elum, WA 98922

theresa.k.dougherty@gmail.com

206.617.5319

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From: Planning

Sent: Friday, September 10, 2021 11:51 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021

From: Reimbold, Mike/SEA < Mike. Reimbold@jacobs.com>

Sent: Friday, September 10, 2021 11:49 AM **To:** Planning <planning@cleelum.gov> **Cc:** Gretchen <gkr@mid-mountain.com>

Subject: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021

To: City of Cle Elum – Mayor, City Council members, Planning Department:

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog Flats property. The proposed manufactured home / RV community:

- Is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property)
- Would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation. Who's fiduciary duty is to its shareholders.
- Provides no significant benefits to upper valley residents and tax payers
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes
- Pay for, essentially a subsidy for a private business
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

The developer is not proposing to actually build or expand any road or intersections outside of the Bullfrog Flats site, but rather asks to pay a "% share fee" to the city which would actually amount to a small percentage of the actual cost of what's needed to expand all the congested roads. And the developer has proposed to pay little, or even no, cost share for other needed capital facility expansions and budget shortfalls for Schools, emergency and hospital services, transfer station, etc. to accommodate the doubling of population.

The city commissioned fiscal studies on how the project would impact city and upper county budgets and how it would compare with the current approved land use plan. The studies show that over time the taxes collected from the Sun Communities project will be far less than what would have been collected from the currently approved traditional neighborhood, and collected tax revenue would not be nearly enough to offset either the City's increased cost for ongoing services (Police, Fire, Parks, Public Works) or the increased costs for schools, emergency services and other public services. The studies are more or less silent on where the rest of the funding will come from, or who exactly will be responsible to actually build or expand the needed facilities, but the study strongly implies it will fall on the general public and upper county taxpayers. If this project is approved as proposed, it's quite clear the choice facing the upper county will be to suffer congested roadways, overcrowded schools, reduced police and emergency services, etc., OR, increase taxes to pay for what's Without a doubt, if approved by the city as currently proposed the needed. residents of the upper county will be subsidizing this project and taxes will go up.

Instead of a residential community of individually owned homes with roots and financial stakes in the City of Cle Elum and the upper county, the Sun Communities project is, and will continue to be, a large private business owned

by a publicly, traded company headquartered in Michigan. Sun Communities will retain ownership and control of all of the underlying land and all decision making on how to operate and manage the community will ultimately be subject to the approval of company headquarters. And, as currently proposed, we the public will be subsidizing this private resort business.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

If the City determines to move forward with this project I request that the City:

- Condition the project in a strong legally enforceable way so that there
 are NO financial impacts to existing upper county residents; so that higher
 taxes aren't needed; so the residents of the upper county aren't required to
 subsidize a private business venture
- Provide legal mechanisms so the Sun Communities project pays for all special district (non-city) financial Impacts and funding shortfalls (schools, waste, transportation).
- Include a large, thick Buffer along Bullfrog Rd to obscure all view of the project from Bullfrog Road. None of the project should be visible from Bullfrog Road. This is what Suncadia was required to do, and it was effective.
- Infrastructure and concurrency Condition the project so that infrastructure is built when it's needed and not after the project is built out and the developer is finished with little or no incentive to participate.
- Make the project responsible for funding/constructing any infrastructure needed to support it, or if the city were to accept some, or all, of the responsibility ("% share" method), the project should be required to wait until the city actually builds the infrastructure that's needed (concurrency).
- Condition the project with a concurrency agreement/phasing plan so that development is only allowed to proceed in phases as infrastructure is fully funded/constructed.
- The study of impacts for this project is largely based on modeling and assumptions from other regions which may not be accurate for this development in our unique location. The progress of the project should be tied to a monitoring plan as part of concurrency. No model is 100% accurate. If the project has more impacts than assumed by the models, more mitigation (more funding) should be required in future phases to make up for shortfalls

I appreciate the opportunity to submit these comments. I request being made of party of record and be a recipient of all notices, staff reports, findings, etc.

Respectfully submitted,

Mike Reimbold 62 Sweet Shop Lane Cle Elum, WA 90922

e-mail: mike.reimbold@jacobs.com

425.301.9673 (Cell)

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From: Planning

Sent: Friday, September 10, 2021 12:01 PM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North - stop/reconsider

----Original Message-----

From: Megan Gill <megangillie@gmail.com> Sent: Friday, September 10, 2021 11:59 AM To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; bwilliams@cleeum.gov; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh

<mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>
Subject: Re: 47 Degrees North - stop/reconsider

Forgot to add that we are property owner/tax payers in UKC - address 610 Highland Loop, Ronald WA 98940

My family previously owned and lived at 731 Highland Loop, Ronald WA 98940 (owners for ~32 years: Marlene & Bruce Gill, my parents)

- megan

> On Sep 10, 2021, at 11:55 AM, Megan Gill <megangillie@gmail.com> wrote:

>

> Please stop or reconsider the plans for the 47 degrees north development.

>

> The plan does not appear to make enough concessions for infrastructure (roads, schools, fire, police, hospitals/clinics, grocery stores) and this development coupled with the steep growth the area is already facing demands additional time to plan/ensure a great long term plan for development of this land.

>

> The homes being built are not high quality, they appear to be manufactured/not able to withstand the longer term demands of the UKC environment and there have been many documented issues with these Sun community houses in other parts of the country. We MUST take action to ensure we don't have a collection of poorly built homes a decade from now that turn into a dump and money pit for the community.

>

> Additionally, the massive RV park is concerning as well, so much transient traffic, people destroying the surrounding nature, polluting, garbage, wildlife displacement. We do not need something this large, please reconsider the impact on the community with an RV park of this size. "Largest RV park in this part of the country" isn't something I'd be proud of... why approve something so large?

>

> Please please listen to the community and stop these plans to take additional time to reconsider and make more stringent demands of Sun communities to ensure the long term health of Cle Elum, Roslyn, and Ronald.

>

> - Megan Gill & Nick Finck

>

From: Planning

Sent: Friday, September 10, 2021 12:16 PM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Sean Williams <seanwilliams2011@live.com>

Sent: Friday, September 10, 2021 12:05 PM **To:** Planning planning@cleelum.gov

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

| Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

Hello!

I'm writing today to express my opposition to the 47 Degrees North project proposed on the Bullfrog Flats property. I know your office has received comments from the Kittitas County Board of Commissioners, the Kittitas County Sheriff, the Roslyn Mayor and other detailing the negative effects this project would have on transportation/traffic in the upper county, drain on public services, pressure on our already full schools ,as well as other impacts - all impacts that would need to be paid for by taxpayers. I agree with those concerns and would add my voice to the call for the company proposing this project to mitigate those concerns.

However, I personally feel the overall financial approach of this project is a significant detriment to our community. The 'for profit' company proposing this project is not a local company with ties in the community. Their interest is making money for their shareholders, which we have all seen will drive companies to make decisions that are not in the best interest of individuals. Additionally, the people who buy these homes are buying just that - they will not own the land under it. So instead of having an appreciating asset (the land), the buyers will own a manufactured home. Manufactured homes do not have the same lifespan as a traditionally built house so towards the end of that home's life span the owners could have trouble selling it - all while the company maintains the land. To me this seems like taking advantage of people.

Lastly - the number of people that would live or spend time in this project would double the population of the Upper County. Our quality of life and reasons for wanting to live here would definitely be impacted by that degree of population growth.

My preference would be for this project to be stopped entirely - I respectfully urge the City to deny this proposed major amendment and retain the current approved land use for the property. If that is not possible, I hope the Council can make the company fully fund the necessary mitigations to the community impacts.

Thank you for your service to the community and for your time.

Sean Williams 104 West Hoffmanville Ave Roslyn, WA 98941

From: Planning

Sent: Friday, September 10, 2021 12:17 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Project

From: Beth Shreve <ems97213@gmail.com>
Sent: Friday, September 10, 2021 12:11 PM
To: Planning cleelum.gov>
Subject: 47 Degrees North Project

City of Cle Elum Planning Department 119 West First St Cle Elum, WA 98922

I am writing in opposition to the proposed 47 Degrees North Project.

While I do not oppose all growth in the area, this kind of project will be an ugly blot on the landscape - cheap, out-sized and transitory rather than well-planned and in keeping with the feel of the current community. The lack of planning for infrastructure and amenities to support this rapid development is shocking. The reputation of Sun Communities is questionable. Why would we invite them into our neighborhoods?

Roslyn, Ronald, and the communities along Highway 903 depend on one way in and out for access. The thought of adding additional RV traffic from such a huge encampment in the summer and especially on the weekends is frightening. Having to plan everything around tourist rush hours seems ridiculous in towns without traffic lights.

Please do not turn us into communities with downtowns and infrastructure overrun by transitory folks, where residents cannot enjoy our wonderful environment and amenities - it's why we live here. Let's welcome new-comers to the area in a measured and deliberate way that supports sustainable and organic growth.

Sincerely,

Beth Shreve 105 W Idaho Ave Roslyn, WA 98941

From: Planning

Sent: Friday, September 10, 2021 12:46 PM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Notice of Application Proposed Major Modification

From: Martha Wyckoff <wyck1065@gmail.com> Sent: Friday, September 10, 2021 12:43 PM To: Planning cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov> **Subject:** 47 Degrees North Notice of Application Proposed Major Modification

Dear Planning Department—and City Council.

Please Stop 47 Degrees North.

I am a long time resident (full time for 2 years and 33 years part time). I have deep engagement in what is local while farming, irrigating, hay growing, hiking, birding, spending time with friends and family in Cle Elum area. I am member of a number of local groups that are focused on local issues of working landscapes, recreation, healthy forests, fish and farms in the Kittitas County Unincorporated Area. My family and I love this place!

I am opposed to the modification plans by Sun Communities.

There is a great deal of focus these days in our community on keeping the rural elements of this community alive as we welcome growth and change that is already present. One of the largest and consistent comments is that "Planning" is missing the key elements that benefit the whole community. We need better focused planning-- including workforce housing, creating the elements that encourage a future work economy to meet and invest in the needs for our current residents and new incoming folks. We also want to keep access to our very special public lands nearby. Planning for those who want to stay and for those who stay to contribute to the local community through schools, work and services is a high priority. Planning that encourages us to stay rather than be transient. Sun Communities project is not meeting this desire of the community from my observations.

We want good quality housing stock, job opportunities that stay in the area for the next generation and community energy that contribute to the fabric or Cle Elum. I also hear a strong desire for continued and greater public access to the much loved outdoor world close to town and outward to the Teanaway and up toward the lakes and mountains.

The desired goal of retaining a rural identity does not match up with Sun Communities plans and modifications-transient RV Resort and manufactured homes which often can contribute to a less permanent community commitment is not the right or best way for Cle Elum to grow.

Sincerely, Martha Wyckoff

Martha Wyckoff wyck1065@gmail.com 591 W. Ballard Hill Rd Cle Elum WA 98922

From: Planning

Sent: Friday, September 10, 2021 12:45 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Major Amendment proposal

From: Mark Selin <mark_selin@hotmail.com>
Sent: Friday, September 10, 2021 12:39 PM
To: Planning <planning@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property)
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers,
 and;
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mark Selin

82 Bonnie View Ln

Ronald, WA 98940

Sent from Mail for Windows

From: Planning

Sent: Friday, September 10, 2021 1:11 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: Proposed 47 Degrees North Project

From: Jim Hershey <jhershey53@gmail.com> Sent: Friday, September 10, 2021 1:08 PM

To: Planning <planning@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>

Subject: Proposed 47 Degrees North Project

To All Concerned,

We would like to express our extreme opposition to the 47 Degrees North development. The reasons are almost too numerous to list so we will just state the obvious that I'm sure most of the residents have already mentioned. Increased traffic, lack of infrastructure, and doubling the size of a small town are all things that we as residents here do not want. While we are not Cle Elum residents, we are affected by the intolerable traffic on weekends.

My wife and I urge everyone involved in the decision-making process to condemn this project.

Thank you, Sincerely,

Jim Hershey and Debra Hawkins 1220 Highland Loop Dr Ronald, WA 98940

From: Planning

Sent: Friday, September 10, 2021 1:11 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 degrees north

----Original Message-----

From: Susan Stern Smith <sss@susansternsmith.com>

Sent: Friday, September 10, 2021 1:09 PM To: Planning planning@cleelum.gov>

Subject: 47 degrees north

Hello:

Please stop the 47 degrees north development. It is not for the good of our community.

Susan Smith 319 W 4th st Cle Elum

From: Planning

Sent: Friday, September 10, 2021 1:11 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 degrees North

From: Beth Matanich <beth@matanich.com>
Sent: Friday, September 10, 2021 1:10 PM
To: Planning cleelum.gov>

Subject: 47 degrees North

The City of Cle Elum

We are very concerned about the 47 Degree North Development. Please consider the impact it will have on both Cle Elum and Roslyn. Areas of concern are the schools, water, police, medical facilities, roads, traffic, and if evacuation was necessary for Roslyn, Ronald and beyond.

We are the fourth generation of our family to live in Roslyn and are deeply concerned about how future development can change what is so special about living in the upper county.

Sincerely,
Mark and Beth Matanich
104 E Nevada Ave. Roslyn
beth@matanich.com

From: Planning

Sent: Friday, September 10, 2021 1:33 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 degrees North and City Heights developments

From: carel <carel@centurylink.net>
Sent: Friday, September 10, 2021 1:19 PM
To: Planning <planning@cleelum.gov>

Subject: 47 degrees North and City Heights developments

We agree with all the concerns listed in the Tribune article summarizing the August 23 meeting. However, I don't recall any mention of the capacity of the sewage treatment plant. That will undoubtedly also need significant improvement as well as all of the other infrastructure.

We are concerned about the loss of our relatively quiet and safe lifestyle, the increase in our taxes to pay for all the changes needed, and the loss of the beautiful landscape that is the heritage of those born and raised here, and the reason those of us who moved here and worked to become a part of the community did so. Too many of the new arrivals are not interested in who we are and what Cle Elum is. They only know big city and suburbia and want to bring it here.

Yes, the full build-out is some time off, but many of the changes will begin all too soon.

Whatever can be done to stop or at least substantially slow the "progress" will benefit those who live here now.

Thank you for you time and consideration.

Michael and Carel Edgerly 108 West Third Street

From: Planning

Sent: Friday, September 10, 2021 1:47 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 degrees north

----Original Message-----

From: Michelle Chaney <micchaney@gmail.com>

Subject: 47 degrees north

This development does not include the proper infrastructure plans and should not be allowed. The amount of traffic this will bring to the area is not supported with current roads and it is my understanding there are no plans to increase lanes, etc.

There are also no plans to include another grocery store. The one safeway in town cannot support the good needs for the city right now.

This will destroy what makes Cle Elum special, the environment and the animal habitat of the area. Cle Elum and the county gets plenty of tax revenue from Suncadia and other communities.

As a home owner here, I am strongly against this development plan!!!

Thank you for your time

Michelle

From: Planning

Sent: Friday, September 10, 2021 7:03 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Notice of Application Proposed Major Modification

From: Kerri C < kerric@live.com>

Sent: Thursday, September 9, 2021 10:54 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov> **Subject:** 47 Degrees North Notice of Application Proposed Major Modification

To Whom It May Concern:

It was just brought to my attention recently that the Cle Elum Council will be meeting soon to go over a proposed application for a major modification to the area along Bullfrog Road. I am sure that many long-time residents and even many newcomers to the area would be greatly concerned with the proposed changes to that area that has served as a largely preserved forest area for many years. Without a doubt, if these proposed changes are allowed, the area in general, and particularly the unique nature of Roslyn, Ronald, Cle Elum, South Cle Elum, and all the outlining areas will be greatly changed and diminished forever.

As a native of Roslyn and a graduate of Cle-Elum/Roslyn High School, I have always been proud to call the Upper County my home. I have had the privilege of traveling and living in many places all over the country and the world; and yet, I still find our area to be one of the most beautiful and preserved places that I have ever been. That is why in 2012 my husband and I bought a home in an outlining area of Cle Elum. Our mountains, forests, lakes, water systems, and open land mean so much to the residents of the area. Over the past 15 years, there have been incredible changes. As a community if we do not do something to monitor and protect the community that we live in and the majestic surroundings that we have taken for granted, it will cease to be exactly what has drawn so many to settle here and call it home.

Point blank, the Bullfrog Flats UGA property is the antithesis of the integrated community that we have been fighting to maintain. Sun Communities develops and operates over 380 RV resorts and residential communities in the Unites States and Canada. Their interest is clearly not in the interest of our already present rural communities. As we have already seen with the influx of rentals, care for the community and preservation of its natural resources are not the primary goal or concern, as I highly doubt that it will be for the developers of this multi-use proposal.

Please reconsider your position on this proposal. I understand that the community is growing. You are in unique positions to put in place a plan that will preserve and protect our area, our residents, our history, and our future.

Sincerely,

Kerri Browitt Caviezel

From: Planning

Sent: Friday, September 10, 2021 7:03 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Project - Future Land Use and Official Zoning Map

From: debbiebrickel@gmail.com <debbiebrickel@gmail.com>

Sent: Thursday, September 9, 2021 10:28 PM

To: Planning <planning@cleelum.gov>

Cc: director@wahorsepark.org

Subject: 47 Degrees North Project - Future Land Use and Official Zoning Map

To Cle Elum Planning Department:

We wish to express our strong opposition to the rezoning of the Washington State Horse Park ("47 Degrees North Project") in Cle Elum to remove horse trails from the park for a manufactured home/RV development.

When my husband and I moved to WA several years ago, one of the first things we did was drive to see the Washington State Horse Park. We are horse owners, and love trail riding and other horse activities. I was very impressed with the Washington State Horse Park. I thought it was such a great place for horse events and trail riding and a beautiful area.

The Washington State Horse Park is a valuable resource for equestrians. At the present time, equestrians are losing more and more equestrian trails to development. There are many horse owners in Washington and it should be a top priority for the state to preserve existing trails and promote the establishment of more trails for equestrians. Horse owners spend a lot of money in this state – purchasing horse properties, buying hay and feed, pickup trucks and trailers, fencing, barns, tack, etc. We should have a voice in the preservation of horse trails.

It seems especially poor planning for Cle Elum, which is in a beautiful forested undeveloped area, to be rezoning horse trails for manufactured homes and RVs. This development must not be approved. The State of WA should not allow this beautiful park and important equestrian resource to be developed. We will certainly not visit WA State Horse Park or Cle Elum in the future if it is located next to some housing development. I thought the state of WA was better than this. This is a beautiful state, it is your responsibility to preserve it and protect it from big development corporations.

Respectfully,

Tony and Debbie Brickel 393 Jacobs Rd Coupeville WA 98239 (916) 207-7095



From: Planning

Sent: Friday, September 10, 2021 7:02 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: Planning Department/47 Degrees North

From: D GRIFFIN <bators@msn.com>

Sent: Thursday, September 9, 2021 9:04 PM **To:** Planning cleelum.gov>

Cc: jmgowan@cleeelum.gov; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams
 <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh

<mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: Planning Department/47 Degrees North

Here are our concerns about the new proposed Bullfrog Flats development.

- 1. Where will the water come from for all these new homes?
- 2. Where will the sewer go & how much more will it cost the citizens of the surrounding communities (UKC) to accommodate for all these homes?
- 3. What kind of income can the city possibly be collecting when the home owners do not even own the land their houses/mobile homes sit on? Do you rely only on Sun Communities for tax revenue since they own the land? Will they pay their taxes on time, or fall behind like Suncadia did causing other UKC residents to cover the cost of improvements needed for their development?
- 4. Where will the money come from for fire fighters, police, and other public services that will be needed to accommodate a development of this size?
- 5. What types of people will this type of development bring into our community? People who are vested in our community and its historic culture?
- 6. Will this type of community fit in with our community aesthetically? Modular/ mobile homes and RVs???
- 7. We need affordable housing. What happens when the land owner raises the rent so high the tenants can't afford to pay it and make their mobile home payments too? We still won't have affordable housing but Sun Communities resells/rerents and keeps making money while our homeless population increases.
- 8. Where will all of these new people work? Commuting over the pass is getting harder and more dangerous every day. The pass can't handle the traffic flow as it is now.

- 9. Where will these new people, and other UKC residents, shop for groceries, household items, etc.? Suncadia hasn't built a new grocery store in the past 19 years, why would they do it now?
- 10. What happens to the elk herd that has been living in that area for ever? Other local species???
- 11. Will their recreation facilities be open for UKC residents to utilize? Suncadia promised theirs would be, then changed their mind.
- 12. TRAFFIC, TRAFFIC, TRAFFIC...how will anyone ever get around on a weekend during the summer. SR 903, Bullfrog Road, and the round-a-bout at Sportland already can't handle the summertime traffic. Adding a new road that connects to these 2 existing roads is only going to make things MUCH worse and dangerous for our citizens. We have already been told by the county that there are not enough officers to police the entire county, especially on weekends, and I know our local department can't cover it all.

At least with the 2002 original plan the home owners purchased the land and built real homes, instead of manufactured single wides. Do not let this company come in and ruin our beautiful, historic community.

Mike & Darcy Bator 4th generation residents UKC

From: Planning

Sent: Friday, September 10, 2021 7:01 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: Mother of All Trailer Parks

From: Jade Koskela <jkoskela0@gmail.com> Sent: Thursday, September 9, 2021 8:42 PM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: Mother of All Trailer Parks

Dear Planning,

I just bought a home in Cle Elum and was looking forward to living in a small town again. Now I am frustrated to find out that the Mother of All Trailer Parks is going to be built here, thanks to Wall Street.

Publicly traded corporations that invest in real estate caused the 2008 Financial Crisis. Last year they were buying up every home on the block, outbidding individuals, to rent them out during the Pandemic. https://nypost.com/2020/07/18/corporations-are-buying-houses-robbing-families-of-american-dream And now they want to build the MOATP in my new hometown.

I have lived in a trailer growing up, and I have family members that live in trailers today. I have other family members that work in construction and have lived out of RV's for long periods of time. I'm not against trailer parks. I'm against this trailer park. There are 3 problems with it.

- It's not sustainable. It's cheap, single-use, and disposable; a giant plastic bag. It may have 10 good years, another 10 so-so years, but eventually it will be blight. And the developer will go somewhere else and repeat this process. If this is a small community it's no big deal. But this is half of the city. It's too big to fail. Contrast this with the many homes in this area which are a century old and well maintained. They are built to last.
- It's a monolith. In the software industry we try to avoid monoliths. Systems work better as small or medium size independent units. This is more natural, and how things grow organically. It's why communities like this are unappealing. People can detect the weirdness of having 800 homes built by one developer, no matter how hard you try to hide it.
- I was advised by the West Coast Polite Patrol to remove #3 from the public comment.

This land should be bought by some sort of community corporation, or maybe the city can sell bonds to buy it. And then break it up into smaller pieces and sell one piece every 5 years to a different local developer. That's how communities should be built.

From: Planning

Sent: Friday, September 10, 2021 7:01 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North

From: Michael Montgomery <mike@turigrinos.com>

Sent: Thursday, September 9, 2021 7:21 PM **To:** Planning cleelum.gov>

Subject: 47 Degrees North

Under no circumstances should the 47 Degrees North project move forward. It would be one thing if the project just varied significantly from what was originally approved (and this would still be sufficient grounds for denial), but doubling the local population, overwhelming our schools, roads, and emergency services, and, inevitably, passing on the costs for any improvements to local taxpayers is absolutely ridiculous.

Michael Montgomery 81 Spruce Ln Ronald, WA 98940

From: Planning

Sent: Friday, September 10, 2021 7:00 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Project - Comment

From: Jerry Martin <JerryM@fjmartin.com>
Sent: Thursday, September 9, 2021 6:57 PM
To: Planning <planning@cleelum.gov>

Cc: 'Ruthann Martin' <mruthann@hotmail.com>
Subject: 47 Degrees North Project - Comment

Thank you for entertaining project comments and concerns. Our home located at 1731 Coal Mine Way, Cle Elum, WA 98922. Being part of the Cle Elum community has surpassed our expectations in terms of recreational diversity, safety and welcoming business/community resources. We have only recently learned of the details and scale of the 47 Degree North Project. We understand that this project was introduced over 20 years ago. We can only imagine the growth that has physically occurred over the ensuing years in Cle Elum, including: Suncadia and Thumble Creek, plus the Roslyn, Ronald to Samon La Sac corridor. Absent our witnessing these changes and their impacts, allow us to share our present day comments and concerns.

- We appreciates the need for affordable housing that complements Cle Elum's neighborhoods in terms of density, design and safety.
- We are concerned by the consequent increase of traffic on Bullfrog Road including the I90 entrances. The summer Sunday afternoon experiences already include traffic driving around I 90 congestion and utilizing Bullfrog as the final link in a shortcut strategy. Add to this the flow of cars from the communities west of Cle Elum and the present volume appears to overwhelm the capacity of Bullfrog Road to avoid major backups. We are very concerned what the experience would be like during a natural disaster, like a forest fire.
- We are in awe of the elk and deer herds that frequent our area, especially in close proximity to Bullfrog Road. How would a new large scale development impact their existence and habitat?

We value your efforts on our community's behalf and your consideration of our concerns.

Regards, Jerry & Ruthann Martin

206-979-3103

From: Planning

Sent: Friday, September 10, 2021 6:59 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh

Subject: FW: 47 Degrees North Major Amendment

From: Susan Black <suzyballard@gmail.com> **Sent:** Thursday, September 9, 2021 6:50 PM **To:** Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation whose fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and taxpayers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The
 original underlying zoning approval would still allow the development of this site, just not as a private
 resort/manufactured home community.

For all of these reasons and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Susan Black

181 Timber Road Cle Elum

From: Planning

Sent: Friday, September 10, 2021 6:59 AMTo: Meagan Hayes; Kathi SwansonSubject: FW: 47 Degrees North Development

From: kvg78@comcast.net < kvg78@comcast.net > Sent: Thursday, September 9, 2021 5:20 PM
To: Planning < planning@cleelum.gov > Subject: 47 Degrees North Development

Dear Cle Elum Mayor and City Council,

I am writing to you as a soon to be homeowner in Suncadia. My husband and I are building a home and will be full time residents of Cle Elum. We are looking forward to being a part of the community. I am writing to you today to let you know that we are extremely concerned about the 47 Degrees North Development and it's far reaching negative impact. We attended the the recent City Hall meeting via zoom and heard from current residents about their similar concerns. They choose to live in the small towns of Cle Elum, and Roslyn. We are choosing to move to the area for most of the same reasons- the sense of community, the lack of hustle and bustle and traffic, small businesses, close to nature and wildlife.

I am deeply concerned that all of these things will be unsafely affected and significantly burdened by the proposed 47th North Development. A major concern is traffic impact through town and along Bullfrog Road especially when there is an emergency or a fire. An event that required emergency immediate evacuation along that two-lane road is unimaginable. The safety of all of us in this community who need to access Bullfrog Road is a huge concern. Secondly, as for the stores, restaurants, and other commercial entities in Cle Elum and Roslyn, we are already seeing business owners struggling to handle the rapid increased growth of new residents in the area. Many business owners have shared their concern about feeling overwhelmed now and how adding many hundreds more residents as customers will significantly impact their ability to run their businesses effectively, comfortably, and profitably.

Another major issue is law enforcement, fire, and medical services. The way I understand it is that the new development will not contribute tax dollars to fund these services even though the number of residents who will require these services will potentially double?!? It seems dangerous, and is irresponsible stewardship of the already existing community.

The environmental impact on the incredible wildlife of this area and the tremendous increased need for water and power are both troubling with a development of this size and scope.

I care about safety, local business success, infrastructure integrity, the environment and wildlife preservation in our Cle Elum and Roslyn communities. You are stewards of this community who represent all of us. I know you must also care deeply about this community. I know you take your job seriously as leaders in our community. I urge you to be on the right side of the legacy of this beautiful area in which we choose to live! I understand there was a much smaller scale development that was approved in the past and I urge you to return to that original agreement.

Thank you for listening, Kathy (and David) Gusdorf

From: Jay McGowan

Sent: Tuesday, September 7, 2021 8:15 AM

To: Meagan Hayes; Greg Dohrn

Subject: FW: Concerns over 47 degrees north

From: Brad Helgeson < helgeson 2009@gmail.com >

Sent: Monday, September 6, 2021 8:38 AM

To: Planning <planning@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; bwilliams@cleel

Subject: Concerns over 47 degrees north

Mayor McGowan and Planning Department,

I am writing this email on a personal level, but have worked for the City of Cle Elum for the last 8 years as a police officer for this community.

The more I see and hear about the 47 degrees north proposal, the more I am concerned that this is the WRONG plan for this community and something that our infrastructure is NOT READY to support.

I moved here to enjoy the small town Cle Elum that we all love and I know that more and more people are moving here to enjoy the same thing, but this proposal is a drastic change from what Cle Elum represents and I do not believe benefits the city or residents of Kittitas County in any way. Let's look at ways to use this land that fits in with keeping the small community feeling while growing to the ever changing world, and something that will not, in my opinion, become a dilapidated problem in the future.

On a job related level, we are not properly staffed or prepared to take on the potential doubling of call volume and resources that this development will require and the Sun Communities proposal does little to offset this drastic change in what will be required of this small department.

Thank you from a concerned citizen, Brad Helgeson helgeson2009@gmail.com

From: Planning

Sent: Tuesday, September 7, 2021 8:11 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: David Ziembicki <davidzi@outlook.com> Sent: Monday, September 6, 2021 8:35 PM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov> **Subject:** 47 Degrees North Major Amendment

I'm writing this letter to voice my opposition to the proposed 47 Degrees North development. A full list of reasons follows, many of which were raised at the recent city council meeting.

Before the specifics consider this: I struggle to imagine how any rural small town elected officials would think that a good development plan or use of space would be to:

- Rapidly double their population
- Predominantly via transient/short term/renters
- Through a massive RV/trailer/manufactured home park
- While requiring near zero improvements, investments, or community enhancement
- Guaranteeing the overload of nearly all public and private services
- Significantly increasing the risk of disaster should a fast moving wildfire overtake the area while roads are gridlocked on the weekend

Such officials would likely not be re-elected, I certainly would not vote for them.

It would take less than an hour to think of 100 other uses of the land or mandatory improvements that would ensure greater outcomes for the current and future citizens and visitors.

Imagine a plan instead where the focus was on home (and land) ownership, full-time residents, tax-base expanding, probusiness but sustainable growth? Where much needed access improvements, school expansion, fire/EMS/police expansion were all part of an integrated plan?

I've lived here full time for 10 years since we moved from the east coast. I've volunteered with FD7 for 4 years, made significant donations to Life Support and HopeSource. I've seen firsthand how thin the safety net is here across all of the public services.

I'm not in the "nothing should ever change camp", as mentioned I'm pro-growth and development especially given the poverty and limited services in this area. Everything I've read about 47 Degrees North makes me believe this massive development would make things far worse on all of the dimensions mentioned.

To date, I've not seen or heard a single person argue in favor!

I hope the mayor and council take note of the major opposition of residents to the 47 Degrees North amendment. This region is one of a kind in many ways and should be carefully developed.

Thank you for your public service and reading this letter.

David Ziembicki Ronald, WA

From: Planning

Sent: Tuesday, September 7, 2021 8:09 AM

To: Meagan Hayes; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; Kathi Swanson

Subject: FW: 47 Degrees North Project

----Original Message----

From: Cindy Rose <crluvsdogs@gmail.com> Sent: Monday, September 6, 2021 5:05 PM To: Planning <planning@cleelum.gov> Subject: 47 Degrees North Project

Hello.

We are residents of Cle Elum and would like to submit our comments about the negative impact this, and associated developments, will have on our community. Please advise to whom we should address our letter to.

Thank you.

Linwood & Cynthia Rose

From: Planning

Sent: Tuesday, September 7, 2021 8:08 AM

To: Meagan Hayes; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; Kathi Swanson

Subject: FW: 47 Degrees North Comments

From: Joan Davies <jmdavies001@gmail.com> Sent: Monday, September 6, 2021 4:12 PM

To: Lucy Temple < ltemple@cleelum.gov>; Planning < planning@cleelum.gov>

Cc: Chris Davies <cdavies001@yahoo.com> **Subject:** 47 Degrees North Comments

This is our primary home and very concerned about what we are hearing about the potential new development on Bullfrog Road.

We do understand that we need more affordable housing, but everything we have read to date does not fit the bill. I will summarize here:

- 1. Traffic -- We already are concerned about the traffic around here. We just attempted to use I-90 and getting onto Bullfrog was almost impossible backups. Then the freeway was congested going from exit 80 to 70. Coming back it was even worse (both Sunday at noon then 1.30pm). This, with nearly doubling the size of the population, will be even worse.
- 2. Sun Communities that is attempting to set this up has had many complaints in other states. Why do we think that we will be able to 'control' the process and company here? If they decide to pull out due to legal issues, what will the people who purchased their homes on the leased land have? They have a poor track record.
- 3. The tax base will be substantially less. How will Cle Elum and Upper Kittitas County afford the additional needs of: schools, sewer, water, roads, city and county services, police, medical? This is the time to be able to improve and grow services that are offered. Without the income that had originally been estimated, we will lose the opportunity and potentially services / taxes rise for other residents here?
- 4. Police: We heard from the Sheriff that with the type of development that is being planned, there will be more transient people which causes higher incidents and need for police services. Will we be able to afford the need with the growth as it stands?
- 5. The type of housing: Again reiterating that we understand the need for more affordable housing, this doesn't seem to be the solution. If we were to buy one of the manufactured homes on leased land, their values go down rather than up over the years. It is the depreciation much like a car, boat, RV that their values are less as years go by. Therefore, the area will potentially have people owing more than the asset is worth and no land as well.
- 6. Will the services in the area be able to support it? This is a very high density area. Our current supermarkets and day to day services are overbusy with the amount of people living here as well as people passing through (the weekend or on I-90). The school system will need much more capacity. The road systems will need to be improved. How does this fit into the overall vision of growth and affordability especially with the lower tax base 47 Degrees North?

Would it not be wise to plan 'developments' within the area and grow those up on a more measured basis to allow the services to grow with them rather than 661 RV, 673 manufactured units, and 50 affordable housing. In addition, this will lose the original plan of over 600 houses and instead have an RV park - losing needed housing for locals in the area to transient RVs coming in. Avoiding this type of property development on leasehold land and lots of RVs would be strongly recommended. It has little value for the homeowner, taxpayer – and also the area - going forward.

Thank you for your consideration on such an important issue for our community.

Chris and Joan Davies 1015 E 2nd Street

--

Joan Davies

From: Planning

Sent: Tuesday, September 7, 2021 8:07 AM

To: Meagan Hayes; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; Kathi Swanson

Subject: FW: 47 North proposal

----Original Message-----

From: Susan haulinsusan@yahoo.com Sent: Monday, September 6, 2021 3:44 PM To: Planning cplanning@cleelum.gov

Subject: 47 North proposal

I only know of three large developments or plans to develop currently, not to mention several already developed in our upper Kittitas county. And a massive influx of home buyers on top of that.

How much growth is enough? How much of our natural environment has to be sacrificed to accommodate the growth? Are we measuring what we're losing against any possible gains?

We need quality of life, nature, space, and sustainability of our resources. And so do our wildlife friends.

All these developments-it's too much. More pollution, more noise, more crowds, more pavement and runoff waste. And less of everything we cherish. When do we say enough?

Can't we be different and grow slow, with design and preservation?

Stop 47 North.

Sincerely

Susan Daniel

haulinsusan@yahoo.com

Sent from my iPhone

From: Planning

Sent: Tuesday, September 7, 2021 8:06 AM

To: Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment Proposal

From: Kathy Perkins <ksdonahoe@yahoo.com> Sent: Monday, September 6, 2021 3:28 PM To: Planning <planning@cleelum.gov>

Subject: FW: 47 Degrees North Major Amendment Proposal

From: Kathy Perkins < ksdonahoe@yahoo.com>
Sent: Monday, September 6, 2021 3:11 PM

To: 'planning@cityofclelum.com' <planning@cityofclelum.com>

Cc: 'jmcgowan@cleelum.gov' <jmcgowan@cleelum.gov'; 'jglondo@cleelum.gov' <jglondo@cleelum.gov';

'bwilliams@cleelum.gov' < bwilliams@cleelum.gov">bwilliams@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'sharper@cleelum.gov' < mlundh@cleelum.gov; 'mlundh@cleelum.gov' < mlundh@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'mlundh@cleelum.gov' < mholz@cleelum.gov; 'kratliff@cleelum.gov' < kratliff@cleelum.gov; 'kratliff@cleelum.gov' < mholz@cleelum.gov; 'kratliff@cleelum.gov' < mholz@cleelum.gov; 'kratliff@cleelum.gov' < mholz@cleelum.gov; 'kratliff@cleelum.gov' < mholz@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'mholz@cleelum.gov' < mholz@cleelum.gov; 'kratliff@cleelum.gov' < mholz@cleelum.gov; 'mholz@cleelum.gov' < mholz@c

Subject: 47 Degrees North Major Amendment Proposal

September 7,2021

City of Cle Elu-Mayor, City Council Members, and Planning Department

RE: 47 Degrees North Major Amendment Proposal

To Whom It May Concern,

I am writing to voice my strong concerns regarding the Sun Communities 47 North proposal for the Bull Frog Flats Property. In particular, I am strongly opposed to the current proposal made by Sun Communities to develop the area into a large manufactured home and trailer park.

The reasons as to why this amendment should be rejected are clearly obvious. The City of Cle Elum does not have the infrastructure to support a development of this magnitude, especially one that will be built so quickly. Sun Communities has no intention of financially investing the money into the city of Cle Elum that will be need for this development so there is no money to make this infrastructure either. In fact, due the

structure of the leased land arrangement, they will be paying less than their fair share of taxes. Also, this is a major change from the original intention of the agreement and the effects on the wildlife with this new plan need to be examined in more detail. Last of all, and most importantly, entering a business development agreement with Sun Communities will be a mistake that permanently NEGATIVELY impact the City of Cle Elum forever!

Sun Communities is a large PUBLIC company valued at about \$22 billion. As a public company, their primary and fiduciary responsibility is to make money for their shareholders. This means making the largest profit possible by generating the most revenue with the least amount of expenses. They have NO responsibility to the City of Cle Elum. In fact, it is in their best interest to support the community financially as little as possible. They don't care if the city suffers, it does not affect them. They don't care if the wildlife suffers, it is not their problem. They just want people to rent their manufactured homes and use their RV park. Why would the City of Cle Elum want to business with them? How does the City of Cle Elum plan to fight a \$22 billion company if something goes wrong? In summary, Sun Communities is just using the City of Cle Elum to make a profit at the city's expense.

I urge all of you to read the reviews written about Sun Communities. Most of the reviews written by the people who live at Sun Communities are negative and have the same theme-Sun Communities does not maintain their properties well and they take advantage of distressed homeowners. Read them. They talk about lack of upkeep in common areas (including some people in Nevada who expressed concern about the WILDFIRE HAZARDS due to lack of upkeep). Do you really want the one of the largest taxpayers in the county to have a reputation for creating wildfire hazards or one who is known for the lack of picking up trash (which will attract unwanted wildlife). Last if all, there seems to be a common thread of the renters of the manufactured homes having trouble making payments and Sun Communities taking advantage of them financially. Is this really the type of business the city of Cle Elum wants to do business with?

For these reasons, I request that the City of Cle Elum deny this proposed major amendment and retain the current approved land use for the property. Development of this property is inevitable but the type of development can be controlled.

Sincerely,

Kathleen Perkins

421 Big Rock Lane Cle Elum WA 98922

From: Planning

Sent: Tuesday, September 7, 2021 8:06 AM

To: Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment proposal

From: kate vangaver < katevangaver@hotmail.com>

Sent: Monday, September 6, 2021 1:41 PM **To:** Planning cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of

this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Katherine VanGaver

61 Cake Box Ln

Cle Elum, WA

206-250-9296

Sent from my iPhone

Meagan Hayes

From: Planning

Sent: Tuesday, September 7, 2021 8:01 AM

To: Meagan Hayes; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; Kathi Swanson

Subject: FW:

From: Paul Grutzner <pegrutzner@gmail.com> **Sent:** Saturday, September 4, 2021 2:51 PM **To:** Planning <planning@cleelum.gov>

Subject:

Hi I am a cle elum resident living at 321 4th Street. I wanted to voice my opposition to the 47 north development as it is proposed. I cannot believe an RV park and mobile home community of that size is in the best interest of Cle Elum, or it's future. Larger lots, more traditional single family homes and less mobile and RV space should be mandated. Zero lot line development is not fitting for Cle Elum. Is the development paying it's fair share to pay police and fire service? Will they add to the spirit of Cle Elum and contribute to the revitalization of the downtown core? Please retain the spirit and character of Cle Elum. At a minimum mandate more traditional single family homes, larger lots, more open space and make sure they pay their fair share to support our city. Regards Paul Grutzner

MARK & JAMIE STONE

212 Sage Brook Lane Cle Elum, WA 98922

September 1, 2021

To the City of Cle Elum – Mayor, Council Members, Planning Dept.:

Re: 47 Degrees N. – Major Amendment

My name is Mark Stone. My wife and I own a home in Cle Elum. We originally moved to Seattle from northern New Mexico in 2016. We visited the east side of the Cascades frequently and a year ago decided to make it our primary residence. This area reminds us of the high desert regions of northern NM and southern Colorado. There is a lot of history here that we are in the process of learning, but we are obviously very attracted to it.

First, we believe that whatever happens on the Bullfrog Flats land should be consistent with the planned growth and character of Cle Elum and northern Kittitas County. Secondly, it should be complimentary to the businesses that are already here. We think that the plan approved in 2002 does that while the proposed modification does not. This radical modification may benefit some businesses, but it is hard to imagine that it will be a tide lifting all boats. On balance, we believe it will make the area less appealing for residents and visitors and will be a net negative for the city. It is certainly causing us to question our decision to buy a home here.

We urge you to disapprove the modification being requested.

Respectfully Submitted,

Mark Stone, mrstone5t@gmail.com, (505) 780-0661
Jamie Stone, Jamie.k.stone@gmail.com, (505) 501-1005
212 Sage Brook Lane
Cle Elum, WA 98922

September 10, 2021

RE: 47 Degrees North - Written Comments

City of Cle Elum 119 West First St Cle Elum, WA. 98922

Mayor, City Council Members, Planning Department

I would like to thank-you for your time and efforts in serving the community as well as the opportunity to submit my comments AGAINST the Sun Communities 47 Degrees North proposed major modifications to the existing Bullfrog UGA.

I have read the well articulated letters of Tom Uren, Larry Stauffer and James Carmody of KCUAC and I applaud their well reasoned, well supported arguments and share their sentiments wholeheartedly. As they have already made strong cases against the 47 Degrees North proposal and I certainly can't say it better than they already have, I will be brief.

I am extremely alarmed and horrified by the degree to which Sun Communities is pressing for change to the existing zoning. It is my assumption that the current zoning was carefully considered by the Cle Elum council before being put in place in 2002 weighing economic benefits against the community impact. My personal view it is already too heavy of a weight for the community to withstand but to allow greatly increased impact is unthinkable. The community character and longstanding cultural fabric is already under duress, this proposal will certainly be total annihilation.

Is it not a bad sign that this new neighbor has already put so much time and effort into a plan that lies so far outside of what is known to be allowed? Certainly in the corporate boardroom they see the City of Cle Elum as easy prey. Many times over during the decades I have lived here, our community has been offered small reward by big money and lost much along the way. I implore you as representatives of the community, to stand up for us, protect our greatest assets and vote NO to the 47 Degrees North proposed major modifications.

I thank you again for your time, consideration and service to the community,

Christy Mirande 203 South Third St Roslyn, WA. 98941 September 10, 2021

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am a local resident in Cle Elum and have some very strong concerns about the proposed 47 Degrees North development.

I purchased my property in Cle Elum in Feb 2017 due the tranquil and peaceful serenity of the area. I specifically chose this area as a place to live based on the quality of life. I truly believe that is also the reason many people have chosen to live in Cle Elum.

However, the 47 Degrees North development will completely obliterate the quality of life for existing residents. Not only will it significantly increase the population of the area in a short period of time, but it will have devastating consequences on community resources such as schools, police, fire and fire. Increased population will also bring more traffic to the area where roads (including all highways and streets) are already pushing extreme and maximum capacity. Who will pay for the increased costs associated with all of this development? More than likely, the burden will fall on existing residents of Cle Elum, which is not equitable. Existing residents are paying taxes to support the current quality of life and to at least try to meet current demand. The rate of local wages does not support the ability to pay tax increases. This development would put an insurmountable tax burden on the community, one that will have devastating consequences in the future.

Owners and visitors at 47 Degrees North will most likely be from out of the area, and will not have the same respect as existing residences. There will be trespassing and disregard for private property which will only result in even further friction between local residents and 47 Degrees North residents. Out of town guests/visitors also will not have the same level of fire awareness as local residents. Burn bans will be ignored which will result in even more catastrophic fires to residential areas. With increased road traffic and strain on emergency resources, it will take longer for resources to respond to fire and/or emergency situations. Who will pay the price then? This development will put the lives and property of many existing residents in jeopardy.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Wendy Darcy 4760 Emerick Road Cle Elum, WA 98922



Pacific Northwest Office 1218 3rd Ave., Suite 2000 Seattle, WA 98101-3235 Tel: (206) 588-4188 Fax: (206) 588-4255

1110 S River Rd., Suite 200 Baton Rouge, LA 70802 Tel: (225) 256-4028

Fax: (206) 588-4255

Gulf Coast Office

September 9, 2021

www.plauchecarr.com

Via Email: planning@cityofcleelum.com

City of Cle Elum Attention: Planning Department/47 Degrees North 119 West First Street Cle Elum, WA 98922

> RE: Proposed Major Modification to the Bullfrog UGA Master Site Plan

Dear City of Cle Elum,

We are submitting these comments on behalf of clients who are full-time residents and neighbors of the City of Cle Elum regarding the proposed major modification ("Proposal") to the Bullfrog Flats Urban Growth Area ("UGA") Master Site Plan. As set forth below, the Proposal should be denied because it would have numerous adverse impacts to the City of Cle Elum and its residents, runs counter to legal requirements governing development in the UGA, and thwarts the City's goals of meeting its growth targets and providing housing for the City's residents.

A. The Proposal would Inappropriately Convert Land Approved for Permanent **Housing to an RV Resort**

One of the Proposal's defining features is the development of a massive RV resort with accommodations for up to 661 RVs. This RV resort is a drastic deviation from the currently approved and designated use for this portion of the subject property – establishment of residential dwelling units. This deviation should not be approved, as it would adversely impact the City's residents and conflict with state and local laws that require and prioritize the provision of housing for growing populations in urban areas.

In 2002 the Cle Elum City Council approved a Master Plan and a Development Agreement to govern the future development of the Bullfrog Flats UGA ("2002 Agreement"). The 2002 Agreement was finalized after years of extensive review and analysis, and it reflects the City's vision for appropriate development in the UGA. A key feature of this agreement is to provide significant new development for permanent residents, advancing the City's goals of meeting its future growth targets. Along these lines, the Agreement provides for the construction of 1,334 dwelling units, including 810 single family units and 524 multi-family units, and 7.5

acres for the construction of 50 affordable housing units. It also includes a 75-acre business park to provide important employment opportunities for the City's residents.

The 2002 Agreement prioritizes the provision of housing in the Bullfrog Flats UGA in compliance with the Growth Management Act, chapter 36.70A RCW ("GMA"). The GMA requires counties to designate UGAs, RCW 36.70A.110(1), and, based on population projections by the Office of Financial Management ("OFM"), each county and city must include areas and densities in their UGAs sufficient to permit the urban growth that is projected to occur for the following 20-year period. RCW 36.70A.110(2). *See also* RCW 36.70A.115 (requiring counties and cities that plan under the GMA to provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth); RCW 36.70A.070(2) (comprehensive plans must contain a housing element that includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth).

The 2002 Agreement advanced these requirements by providing for 1,334 new residential dwelling units to accommodate the City's growing population. These residential units have not yet been developed, and the City's Comprehensive Plan emphasizes that there is a continuing need to accommodate future growth, stating as follows:

The population of the City of Cle Elum is projected to grow by 1,808 by 2037. According to 2017 OFM data, the average household size in Cle Elum was 2.19 people, compared to a countywide average of 2.35 per household.

According to OFM, there are 1,870 people in Cle Elum living in 1,104 housing units. Much of the housing stock is located adjacent to the downtown commercial core or parallel to it along the distinct grid pattern of streets that parallel First Street.

In order to calculate the residential housing units required to accommodate Cle Elum's projected population growth, the following averaged calculation can be performed (Table 1.7):

TABLE 2 HOUSING STOCK REQUIRED FOR CLE ELUM 2037 POPULATION ALLOCATION

1,808 additional people over the 20-year planning period = 151 people per
year
\div 2.19 people per household = 69 dwelling units per year
Assuming 95% occupancy, add ~4 vacant units per year =73 units
73 dwelling units x 20 years = $1,460$ additional dwelling units needed by
2037

Comprehensive Plan, Housing Element, p. 10.

The Plan emphasizes that while some of the demand for new dwelling units can be met through rehabilitation of existing structures and infill development, much of the demand will be met by new housing construction. *Id.* at 16. Additionally, there is a strong need for providing affordable housing to the City residents, which is directly related to the total supply of housing. *Id.* at 4 and 11-13. Accordingly, the Plan includes several policies that emphasize the need to maintain or increase the supply of permanent housing and discouraging the use of RV parks for satisfying this demand, including the following:

- H-1.13 Provide a sufficient amount of land zoned for current and projected residential needs.
- $\rm H-2.5$ Review and revise or remove building and development code requirements as needed to remove unnecessary constraints on new construction and/or rehabilitation or existing structures.
- $\mathrm{H}-2.6$ Use zoning and building codes, where practicable, to encourage home ownership Opportunities.
- H-2.7. Revise Zoning and Development standards to provide options that increase the supply of affordable home ownership opportunities, such as small lot sizes, zero lot lines, townhouses, condominiums, clustering, manufactured homes, cottages, and attached single family housing.
- H-3.11 Restrict the duration of stay at RV parks to prevent the establishment of permanent housing in areas without neighborhood amenities or appropriate infrastructure.

The Proposal would contravene these policies and thwart the City's requirement to accommodate future growth by eliminating 661 residential units (nearly half of the 1,461 units needed to accommodate future growth) from the Bullfrog Flats UGA and converting this area into an RV resort. *Id.*; CEMC 17.51.010 (an RV may only be used for temporary or travel occupancy or for travel, recreational or vacation use). Accordingly, the Proposal is inconsistent with the comprehensive plan and cannot be permitted in the PMU district. CEMC 17.45.010.B ("Each proposal for development within the PMU district shall conform to the Cle Elum comprehensive plan, any applicable subarea plan and applicable annexation and/or development agreements . . ."). Nor could the 2002 Agreement be legally amended to facilitate this conversion, as development agreements themselves must comply with the City's development regulations, including those governing development in the PMU district. RCW 36.70B.170(1) ("A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW"); WAC 365-196-845(17)(a)(ii) ("Development agreements must be consistent with applicable development regulations adopted by a county or city").

Even if the City could legally eliminate 661 dwelling units from the Bullfrog Flats UGA and convert this area into an RV park, it should not take this action because it will be harmful to the City's residents. As evidenced by the comprehensive plan, there is a strong need for additional permanent housing to accommodate the City's current and future population. This need is currently intensifying given the trend of people relocating to smaller towns and cities during the COVID pandemic. According to OFM data, from 2020-2021 Cle Elum was one of the

25 faster growing municipalities in Washington State as ranked by population percentage. The 2002 Agreement constitutes a commitment by the City and the property owner to meet this demand through the construction of 1,334 new residential dwelling units. The City exercised both its contract and police powers in entering into this agreement, obtaining assurances for the benefit of the broader public that the property would be dedicated to residential development, helping to satisfy the City's growth target. Reneging on these commitments by eliminating approximately half of the dwelling units in the Bullfrog UGA would not simply constitute an improper bait-and-switch maneuver, but it would harm the City's residents by reducing the anticipated housing supply and likely increase the cost of securing housing in the City. Accordingly, the City should not approve the Proposal.

B. The Proposal would Have Numerous Additional Adverse Impacts to the Public

Beyond eliminating 661 residential dwellings from the City's housing stock, the Proposal would have numerous additional adverse impacts to the public interest, as recognized in the Final Supplemental Environmental Impact Statement ("FSEIS") for the Proposal. Many of these impacts are socio-economic in nature and related to lost economic productivity associated with development of an RV resort in lieu of residential housing, reliance on manufactured housing for most of the remaining housing, and other changes to the development approved in the 2002 Agreement. Further impacts would be directly caused by the RV resort, including adverse noise and light impacts associated with seasonal fluctuations in use of the RV resort. Examples of acknowledged, adverse impacts, include the following:

- Development under the 2002 Agreement would create demand for approximately 2,025 local construction jobs over full buildout. In comparison, the Proposal would create demand for only 607 local construction jobs due to fewer residential units and the manufacturing of homes offsite. FSEIS at 1-16.²
- Operational economic impacts of development under the 2002 Agreement would include increased employment opportunities, higher potential personal income, lower unemployment, and new business commerce. The Proposal, however, would result in comparatively decreased retail spending due to fewer permanent residents. *Id*.
- Development under the 2002 Agreement would include a 75-acre business park, which would increase permanent employment by approximately 1,900 new employees at full buildout. The Proposal would accommodate a much smaller, 25-acre business park, resulting in only 400 (approximately) new permanent employees at full buildout. *Id*.
- Development under the 2002 Agreement would generate revenues to the City that would exceed costs (including for police, fire, parks, and public works services), which would create fiscal surpluses for the City over the course of the project and at full buildout. Fiscal surpluses under the Proposal would be reduced, and possible commercial development under

 $^1\ https://ofm.wa.gov/sites/default/files/public/dataresearch/pop/april1/ofm_april1_press_release.pdf$

² The no-action alternative analyzed in the FSEIS is titled "SEIS Alternative 5," which is the same as Alternative 5 in the 2002 FEIS but updated to reflect current conditions and regulations. Accordingly, SEIS Alternative 5 is discussed here as representing development pursuant to the 2002 Agreement.

the Proposal could generate fiscal shortfalls in earlier years while the residential and RV resort could generate fiscal shortfalls post buildout. *Id*.

- Costs to Hospital District No. 2 and KITTCOM under the Proposal would be higher than under the 2002 Agreement due to timing variations of development and when additional employees would be needed. The Proposal would also generate less revenue for the School District due to reduced development and would generate lower staffing opportunities due to fewer residents onsite. *Id.*
- The seasonal nature of the RV resort would result in unique impacts that would not occur under the 2002 Agreement. *Id.* at 1-10. Among other things, additional light and glare would be generated by the RV resort during the peak visitor season, *id.* at 1-11, and while increases in noise would generally be less under the Proposal compared to the 2002 Agreement, RV uses would generate increased noise during the peak visitor season, *id.* at 1-9.

These additional, adverse impacts would harm the financial stability of the City, the provision of public services, and the daily well-being of the City's residents. The City protected its residents from these impacts when it negotiated and executed the 2002 Agreement, which considered and struck an appropriate balance of "community-wide issues such as the overall mix of uses, adjacent land use compatibility issues, buffering . . . and cumulative facility and service needs for the long term." 2002 Agreement at 2-3 (Recital J). The property owner expressly approved and committed to all provisions of the 2002 Agreement, *id.* at 1 (Recital C), and in return received substantial benefits, including subsequent annexation of the property into the City. The City should not agree to modify the 2002 Agreement in a manner that harms the City's residents, particularly after the property owner already received its benefits of the bargain from that agreement. For these reasons, and those set forth in Section A above, the City should deny the Proposal.

Respectfully,

Peter H. Dykstra

Samuel W. Plauché

Same W. Selana

September 10, 2021

Attn: Cle Elum City Council, Mayor & City Planning Commission

From: Jennifer E. Rogers

This letter is in regards to the 47 Degrees North project that is proposed to go in to the City of Cle Elum. I have many concerns regarding this project.

The first of my concerns is the impact it will have on City of Cle Elum infrastructure. From what has been discussed, the project will essentially double the size of the City of Cle Elum. If the City is going to double in size, it will need proper infrastructure and supports, such as; police, fire, and ambulance service. It will also heavily impact the school, water system, roadways, and retail locations. I don't see where 47 Degrees North is running realistic numbers on these impacts and providing proper budgets and staffing to lessen/mitigate these impacts.

Previous developments that have come into the area have promised police and police vehicles. These items have never come to fruition for one reason or another. I have strong beliefs that 47 Degrees North will do the same thing. The local police department cannot take on any extra developments/housing without proper budgeting. The residents of this development will most likely recreate in the local forests, which is covered by Forest Service Law Enforcement and the Kittitas County Sheriff's Office. I don't see in any of the plans to provide extra funding to either of these entities.

The current Cle Elum Fire Department is volunteer only. There will need to be a budget to fully fund and staff a career fire department if this development goes in. Ambulance services will also need to be expanded. I don't believe these high dollar budget items are being properly accounted for.

Another of my concerns is the negative impact this development will have on the Washington State Horse Park. The Horse Park has worked very hard to develop a trail system through the wooded areas that is used by thousands of equestrians annually. These activities are very beneficial to the community's economy due to the riders staying in local hotels, eating at restaurants and having a very low impact on schools, police, and fire services.

I would request the City preserve the 75 acres and 8-acre buffer zone and let it be included permanently in with the horse park. This will provide a safe environment for riders and maintain the positive economic impact that the equestrian community has on the City.

There are also a lot of wildlife who call the Bullfrog Flats area "home". This development will negatively impact wildlife in the area. The wildlife are already struggling from recent forest fires and being moved out of their normal territories by other developments. By preserving as much forested/wooded land as possible, this will lessen the impact on wildlife in the area.

In closing, please vote "no" on the proposed 47 Degrees North project. Putting a trailer park style housing development within City limits will negatively impact the City, its residents, wildlife, and many others. Thank you for your consideration.

Sincerely,

Jennifer E. Rogers

6451 Upper Peoh Point Road

Cle Elum, WA 98922

2bgonyea@gmail.com

RE: 47 Degrees North Proposed Development

Elum City Council, Mayor McGowan

I am opposed to the idea of moving forward and approving the 47 Degrees North development as proposed by Sun To: Cle Communities.

Change and growth are a natural part of communities. However, as a community we should be concerned with the overdevelopment which will certainly happen if the proposal is allowed to move forward.

Questions I have (and am sure many others have expressed) include: 1) does our city have the infrastructure in place to accommodate this level of expansion? 2) Natural resources are already very limited, especially water. Can our current water reservoirs handle another community this large? 3) Police, fire, medical, sewar, garbage, commodities – are already stretched thin. How will 47 Degrees North assist in mitigation? 4) schools/sports – can we reasonably expect the school/sports programs we now have to be able to absorb a large influx of new students? 5) Can the county and city roads hold up under increased traffic?

I attended the information open house. I am not a fan of mobile homes/modular homes. They do not hold their value. The land under each home remains property of Sun Communities and each homeowner will pay a lease fee. This does not sound like affordable housing. As I entered each model, I noticed a strong, overpowering off-gassing odor emanating from building materials – glues, formaldehyde, etc. I considered these homes toxic – it takes many years for the off-gassing to dissipate. What health risks have been identified and a plan for remediation?

As far as property taxes are concerned, will the tax base favor Sun Communities and not the City of Cle Elum? The revenue generated from taxes needs to be sufficient to support new growth and demand for goods and services.

I hope our city leaders will take a long, hard look at what benefits Cle Elum will receive versus the negative impact of rapid growth.

Sincerely,

Beverly Gonyea

To our Esteemed City Council Members and City Planner,

We became permanent residents of Cle Elum May 1st, 2019, and have since become aware of the future plans for Bullfrog Flats for the proposed 47 Degrees North project by Sun Communities Inc.

While we support growth and expansion, we do not feel this planned community expansion is wise to pursue as it has been proposed in its present location. We are extremely concerned about this project and feel that you should be as well for the future safety and protection of your citizens, among other things. We have familiarized ourselves with the pages on the city's website, including all of the environmental impact statements, narratives and appendices, and we have been in contact with both the Washington State Department of Transportation and the Washington State Department of Fish & Wildlife as it relates to this project.

We have also spoken with a number of our others in the community who share our extreme concern, and adamantly oppose this development as it has been proposed for a number of reasons, and we are hopeful that a different location with easier access to I-90, such as South Cle Elum or closer to Golf Course Road could be considered. Our primary concerns are as follows:

Public Safety: This is our greatest concern. There is only one way in and one way out from Salmon La Sac to Bullfrog Road, Exit 80. In our conversation with WSDOT, we were advised that they would not be able to add any additional exits to I-90 for the Cle Elum/Roslyn area growth concerns. This is a very serious issue, and a serious threat to our public safety. The WSDOT said that they have no say in this new development but have shared their concerns with the city of Cle Elum. Before the pandemic, during peak seasons, Bullfrog Road experienced high traffic and major backups to get onto I-90. This will become much worse by next year once the pandemic lifts and outdoor activities, events, recreation, and large gatherings resume in full force because of the area's rapid population growth (including along SR-903). According to statesatrisk.org, large wildfires in our state are now more common and destructive than ever before due to the warmer climates in the spring and summer. It states that future wildfire threats are projected to continue to get worse in the years ahead. We all recall the Jolly Mountain fire of 2017, which put the entire town of Roslyn at risk. Can you imagine a wildfire threatening the towns of Ronald, Roslyn, Cle Elum, and Suncadia/Tumble Creek communities once 47 Degrees North has added, and there needs to be a major evacuation? Traffic would be frozen on Bullfrog and the freeway exits while your citizens - and the citizens of Roslyn and Ronald - face the possible worst nightmare imaginable. As we all know, exit 80 on I-90 is already an issue during the summer months, especially on weekends.

Wildlife and Forest Protection: According to the Washington State Dept. of Fish & Wildlife, this area is a significant breeding ground for deer, a migration highway for wildlife, and we have also heard that it is a nesting area for birds of prey. Wildlife will be negatively impacted. Forested area is critical to their survival. Hilary Franz, State Commissioner of Public Lands, told the Seattle Times (March 21, 2021) that "proforestation, the leading edge of new science that finds intentionally leaving forests to grow bigger helps blunt the worst effects of the climate catastrophe." We need to reconsider clear-cutting this forest land just to squeeze in a few more houses for more tax dollars and instead, preserve larger tracts of green space between the RV Park #2, Single Family Residence #6, and Multi Residences #12 and #7. The WSDOT is planning on spending millions of dollars to add another wildlife overpass near milepost 64 yet the City of Cle Elum seems willing to destroy a major wildlife corridor for our local elk, deer, and other wildlife population.

Noise Pollution: Based on the map of the proposed development, there will be many areas of outdoor activity space: 6 pools, several sports courts, firepits, playgrounds, dog parks, miniature golf, rustic camping, splash pad, etc. This means more parties outdoors, and more noise pollution in general. (This is something that Suncadia has always kept under control and wonder if this development will have similar policies put in place). With the removal of this large section of forest, we will lose a major sound barrier to train and freeway noise. We can already now hear the railcars pass at night from the tree removal of the past few years even though we are several miles away; one can only imagine what we will hear from this development planned right in the heart of the fastest growing part of Cle Elum next to I-90. Light Pollution Enforcement: One of the great benefits of living in this community is the dark sky guideline enforcement. However, this is a challenge to enforce as it is; how will it be enforced in a new community that would likely have "party lights" and landscape lights surrounding the houses? Infrastructure: Our concern is that the current infrastructure will not be able to handle this new development.

Medical Facilities: Our growing population is aging. Unfortunately, the small clinics will not be sufficient to meet our future needs, and we have seen no plans to add a hospital to the area anytime soon. Some of our neighbors are already discussing moving out of the area to relocate to other parts of the country that can better support their future medical needs.

Grocery Stores: Only one grocery store to support a potential 7000 people will certainly not be sufficient. How will this be addressed? The Safeway store is already packed with people on weekends and peak seasons. Parking. We were advised in our conversations that the population of Cle Elum will potentially expand from a little over 3000 to over 7000 with the planned additions in Suncadia, Tumble Creek, Bullfrog Flats and City Heights. Public parking has already become an issue. How will that be addressed with the population more than doubling in size?

We love this community, and what we love most about it is the natural beauty that surrounds us. Salmon la Sac. Mountain trails. Wildlife. Beautiful lakes. Hiking and fishing. We live in an amazingly beautiful area with an abundance of wildlife, and we want to do all we can to protect and preserve it. That is why so many people want to live in this area and that is why we need to preserve it!

Growth is inevitable, especially in a place teeming with amazing recreational activities and indescribable beauty, and we know that growth is also important. But we need to grow responsibly, protecting our citizens, our quality of life and our wildlife.

Sincerely,
Gary and Donna McGrath
341 Spragger Way

I am writing to express my strong opposition to the 47 Degrees North project. This is not in the best interests of our city, and certainly not in the best interests of current city residents and taxpayers.

These are just a few of my concerns:

- 1) The demands on infrastructure for which inadequate mitigation is provided for. This includes, but is not limited to: fire, police, EMS, water, sewer, traffic and roads. Many more personnel will need to be added to the payroll. The current structure of this development will not provide adequate tax revenue to fund these positions and it will fall upon existing taxpayers.
- 2) Taxation. This development as proposed will not generate adequate tax revenue to offset the additional costs on the city, thereby placing an undue burden on existing city property owners. We should not be subsidizing a for-profit business in any way.
- 3) The "city within a city" as provided for in the proposal, leads to use of city resources (water and sewage treatment) when it is beneficial to them, but a lack of cost-sharing for city-wide maintenance and upgrades. This "city within a city," with one property owner owning half the city, would give them undue influence and power in city decision-making, to the detriment of current residents. And this single, non-local owner has no loyalty whatsoever to our community.
- 4) Traffic considerations are immense and there is no adequate mitigation for the impact. I am particularly concerned about gridlock on our roads, and that evacuation routes would be jammed up quickly for the residents of Roslyn and Ronald and beyond. In these days of mega-fires, we owe it to our neighbors to take their needs into consideration.
- 5) Nowhere have I seen any sort of study that shows the COMBINED effects of City Heights and 47 Degrees North on infrastructure, taxation, etc. Together they will triple the current population of the city. I am concerned for those of us who have lived here for decades, or all our lives, that increased taxes brought about by these developments (and the lack of developer mitigation of their effects) will force us out of our homes. The lack of mitigation for both developments guarantees that any meagre reduction in millage for certain levies will be more than offset by the huge costs ahead of us.
- 6) The development as it stands brings little benefit to the upper county and a whole lot of problems, e.g. construction jobs will be limited due to the use of modular homes instead of stick-built homes. Supporters of this project have not shown any benefit to this community that outweighs the tremendous costs.
- 7) The concerns expressed by the City of Roslyn, the Kittitas County Sheriff, and the Kittitas County Board of Commissioners, unprecedented in my memory, should be heeded.

I'm not sure there has ever been a decision by the Cle Elum City Council that will have a larger and more lasting impact on the future of the Upper County than this one. Growth may be inevitable, but it needs to be done right. Giving this much power to an entity outside our community would be a mistake that would haunt us for decades to come. I strongly urge you to

DENY this proposed major amendment and retain the current approved land use for the property, i.e. zoned as an expansion of Cle Elum's residential neighborhood.

Kathy Stancik 209 W 6th Cle Elum WA 98922 <u>katierose4356@msn.com</u> 509-674-4356 I am very strongly against the proposed major amendment to 47 Degrees North for the following reasons (and more):

There will be hundreds of people in the RV section with no connection to the community and will pay no taxes. People in the modular home section will not own their land and will not directly pay property taxes, leaving this development prone to "produce a rootless and problematic population center." (Clay Myers, County Sheriff) I am very concerned about an increase in crime (even the Sheriff agrees.) I'm concerned about the demands on police, fire, and EMS. It will fall on Cle Elum taxpayers to pay for much of it. We could use more police officers right now and don't have the money to pay for them. They are spread way too thin. How will this be improved with this new development? It will only be made worse. Much worse.

Modular homes on land owned by a single property owner will not bring in nearly the tax revenue that stick-built houses on a person's own land will. A lot of us have stayed in Cle Elum through good times and bad, and now we will be taxed to subsidize a private business to the point where we may have to leave. And yes, we WILL have to pick up much of the cost of roads/traffic improvements and city services.

Will the road from Cle Elum to Roslyn be gridlocked on weekends? What will Bullfrog Road look like at busy traffic times? (Which is pretty much all the time around here lately.) The County Commissioners say the county will have to pay for necessary road improvements that the developer should pay for, but will not. The Sheriff's Office says there will be a lot of additional demands on them, both within the development, on the roads, and in the schools. This costs money. So the county part of our property taxes will go up, too.

What happens when the water and sewage treatment plants don't have enough capacity for a population doubled in size? (Tripled, with City Heights.) You'll build bigger ones, and my utility bills will go up, again making it too expensive for us to live here.

The outdoors I grew up with around here is already gone. Every year more of it is trashed by people who don't have a history here, who don't have roots here, who don't care about the land. Some of it feels unsafe, something I would never have imagined. This proposal would double the population of Cle Elum with people who "lack attachment and commitment" to this land. (Clay Myers, County Sheriff)

I strongly urge you to deny the proposed major amendment and keep the current approved land use for this property.

Joe Stancik 209 W 6th Cle Elum WA 98922 <u>katierose4356@msnl.com</u> 509-674-4356

Re: 47 Degrees North Major Amendment proposal

I'm writing this letter to express my concerns regarding the planned development in the Bullfrog Flats area on behalf of Sun Communities. To be quite clear, I am disgusted that this project is even still being considered after so much public outcry. The residents of the upper county overwhelmingly oppose this development. The people who live here have been direct, and this development is not what they want. We don't need another vacation rental community... Suncadia and Tumble Creek have already created their monstrosities. Why would we do that again?

I am of the opinion this area should see no development at all. There are many of us who live here largely because so much natural space abuts the community as it does. In recent years a lot of that is being chipped away and as housing prices climb, it's only going to attract more developers. That said, I am not naive to believe that the community does not need new developments of any kind. The lack of available housing and affordable commerce illustrates that point. However, if there are to be new developments in the Bullfrog Flats area, it should remain minimal and address the needs of the community at large.

I oppose this development for the following reasons:

- The 47 Degrees North project does not address the lack of affordable housing issue that exists in the upper county. Prefabbed, trailer homes can be sold to individuals but the land they sit on is owned by Sun Communities and leased to the "home" owner. In fact, this will likely compound the issue as a large seasonal influx of tourists will demand more on service sector establishments. The employees of those establishments already can't afford to live here and commute here from Ellensburgh just to serve coffee and sandwiches.
- The seasonal impact of potentially doubling the population of the Cle Valley during the summer months is almost unimaginable. On any given weekend June-October, the lone

- grocery store is so swamped, residents have to plan their visits around peak tourist hours to avoid long lines and congestion.
- This project does not benefit anyone but the developer. They don't have to live here with this creation and instead get to use their money and leverage to make more money at the expense of our community and open space.
- City Zoning requires this space be made available as extensions of city neighborhoods, not a private resort community.

I urge you all as residents of this community and elected officials to listen to the others who live here with you and consider these points. They are all valid. If this project isn't stopped here, it will ultimately transform the community in negative ways we can't fully understand yet.

Al Hernandez 101 W Hoffmanville Ave PO Box 525 Roslyn, WA 98941







To: Cle Elum Planning Dept, Mayor, and Council 119 W First St Cle Elum, WA 98922

98922\$1105 COO2

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47 Degrees North Major Amendment proposal Re:

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Street address

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Street address

Poslyn WA 98941

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

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Name					
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R. Hodge 1301 Nelson Siding Rd Cle Blum WA 98922 SEATTLE WA 980 21 AUG 2021 PM 7 L





Cle Elum Planning Lept majort cancil Menser 8 119 W 15t St 618 Ellum WAMMAN 98922



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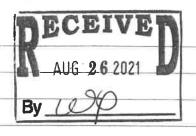
Jan Donaldson	
Name	
308 ARIZONIA E	۵
Street address	
ROSLYN	
City	

TO CITY OF CLEELUM

MAYOR MC GOWAN

CITY COUNCIL MEMBERS

PLANNING DEPARTMENT



RE! 47 Degrees North Progosal

I wish to Express my opposition

To The 47° North project of

manufactured homes on rented Lots

and a carge RV Campground.

This project only benefits and

out of state developer and threatens

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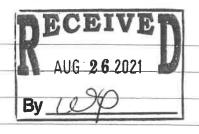
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NOW MORE People, traffic, Airpollution,
WAStewater AND Storm water gollution
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In the smoky summer of 2021 try to
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Our world is in danger prom Climate Change. You cannot
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Joe Peck
Box 1 Roslyn, WA
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MAYOR MC GOWAN

CITY COUNCIL MEMBERS

PLANNING DEPARTMENT



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98941

August 24,2021

Mayor McGowan, City Council Members, Planning Department

City of Cle Elum

119 W. First Street

Cle Elum, WA 98922



Re: 47degrees North Major Amendment

This letter is to register our opposition to the amended plan for 47 Degrees North and to ask that you deny the proponent's request.

First, though, we want to thank you for your service to our community. We appreciate the time and effort involved and realize that public service is not an easy job. Thank you.

Specifically, regarding the 47 degrees North Major Amendment, we have been following several discussions about this proposal and know that by now you have received many comments and letters in opposition to the proposal. We have been impressed with the detail and well-reasoned opposition set forth in letters from the Kittitas County Sherriff, the Roslyn Mayor, the Kittitas County Commissioners, and many many citizens including Tom Uren and Larry Stauffer. Rather than reiterate these same arguments, we will say here that we agree on all counts. This proposal provides nothing positive for Cle Elum and the surrounding communities. Rather, the proposal will have massive negative impacts spanning all facets of life in Cle Elum, Roslyn, Ronald, South Cle Elum and all surrounding communities. One prime example of a negative impact would be in the event of a major fire such as the 25 Mile Fire or the Schneider Springs Fire. Any attempt to evacuate the resulting increased population would without doubt be extremely negatively impacted by the sheer number of people who will need to get on the already lacking roads to get to safety. In short, health, safety, emergency response, schools, traffic, and day-to-day living will all be negatively impacted if 47 degrees North is allowed to proceed as requested by the amended proposal.

We know you are aware that the decision you face will impact not only the citizens of Cle Elum but also the citizens of South Cle Elum, Roslyn, Ronald and all the surrounding communities who share our roads, rely on the same emergency response teams, send their children to our schools and take themselves to KVH for health care and emergencies.

Because the amended proposal set forth by 47 degrees North Major Amendment will have such an allencompassing negative impact on so many, we ask that you deny the request and require the proponents to abide by the original plan already previously approved.

Harry and Ruth Bernhardt

Full-time homeowners at: 60 Lily Court, Cle Elum, WA 98922

8/16/2021

City of Cle Elum - Mayor, City Council members, Planning Department

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Name ろんタ W

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98922

STOP 47 NONTH

Dear Honorable Mayor and Honorable City Council Members;

I am against this development as outlined by all the comments I heard at the council meeting and letters I have read. The magnitude of this project is too big, doesn't fit the character of Cle Elum, and is too big a change in too short a period of time. It is a city within a city and needs to be stopped.

The homeowners do not own the land, so they can be taken advantage of by the developer increasing rents. Having a mortgage and not owning the land is not good.

The sample homes on display are less robust than stick built homes and look like future trailer park trash and don't fit the character of Cle Elum. They belong in a California trailer park. The siding is thin so please go look at them. The trailer homes won't appreciate in value as great as stick-built homes, reducing the property tax revenues. This will force you to raise everyone's property taxes to cover improvements such as roads, water and sewer plants and infrastructure, school buildings and staff, fire stations and staff, and police stations and staff. Tell them No to modular homes.

We can't get enough substitute teachers as is, and the developer is not going to build the new school or the additions needed. The developer should be required to pay for a new school or additions, yearly staffing charges, and complete it before any RV park or trailer park work is started.

The developer should be required to pay for the added Kittitas hospital requirements and building additions, yearly staffing, and construction and operation of a 24-hour clinic on their property.

The 647 RV spaces will mean more garbage at the lake and more people building illegal bon fires. Some of these people will cause trouble as they are not invested in the community. Absolutely stop this.

The added traffic will be terrible in town and going to and from Roslyn. The developer should be required to pay for and complete all new roads to the development and improve the width of existing roads from 190 to the development and between Cle Elum and Roslyn, and pay for the improvement in the city water and sewage system. This should all be done before they are allowed to break ground on the RV park and Modular home park.

The developer should be required to pay for the construction of added fire stations and police stations, and yearly staffing surcharges, otherwise the whole county suffers and subsidizes the developer.

Please google "Sun Communities Reputation" and look at their online reputation. If you vote to approve this, Cle Elum will be ruined forever.

Please vote no.

Respectfully,

Greg and Dr. Celene Gohsman 2131 Lower Peoh Point Road Cle Elum, WA 98922



To the Honorable Mayor Jay McGowan, Cle Elum City Council and the Cle Elum City Planning Department

RE: 47 Degrees North Amendment Proposal

First I would like to thank each of you for your service to the community. I have served on the Planning Commission and City Council. I realize the time commitment that you have made and the complexity of the issues that come before you. While serving the city government, I always tried to base my decisions on what was best for the future of the City and the Upper County.

I have many concerns about the 47 Degrees North proposed modification. If approved, the modification will totally change the complexion of the Upper County. Existing infrastructure will be heavily burdened, these include; fire, police, medical, schools, city resources and transportation systems.

Growth and change are inevitable for the Upper County, but it needs to occur with sound planning. All potential impacts need to be considered prior to decisions being made. With what I have read, if this modification is approved, there will be major infrastructure impacts with few benefits to the Upper County.

Zoning should not be altered to benefit a private corporation. Current zoning should be maintained. The current zoning will allow development of the property and will provide financial benefits to the Upper County residents.

For these reasons, I am asking the City to please deny the requested amendment for 47 Degrees North and to retain the formerly approved land use for the project property.

Respectfully,

Floyd Rogalski (Life Long Resident of the Upper County)

1313 East Third Street Cle Elum, WA 98922

Ph: 509-674-2371



Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

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For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

JAMES G. FORDHAM Name
Street address
SOUTH CLEETUM, WA, 98943 City

8/26/2021



Cle Elum City Council:

This letter is to express my total opposition to the proposed 47 Degree North Major Amendment. In addition to the issues listed in the accompanying document, I want to emphasize that the duty of the city council is to represent the citizens of the upper county and protect our safety and interests. It is clear from the listed issues, that this project will threaten both our safety and financial wellbeing. I am surprised and disheartened that this project has been allowed to proceed as far as it has without more public discussion and disclosure. In my opinion, the city council has derelicted its responsibility to the citizens of this community by allowing this to happen.

Sincerely:

James G. Fordham



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Accelita & Fordhem
Name
813'12 Broadway
Street address
South Cle Elum
City

PO Box 31 Roslyn, WA 98941 August 24, 2021



Cle Elum Mayor and Council Cle Elum Planning Department 119 West First Street Cle Elum, WA 98922

Re: 47 Degrees North

Dear Mayor McGowan, Council Members, and Planners:

In the last few years, UKC has experienced growth amplified by a high volume of visitors. Highway 903 is often gridlocked on weekends. Westside Road has become a high-speed detour. All infrastructures are already challenged to meet the present population increase. Police, fire districts, EMT and medical personnel are maxed out. So it makes no sense for the City of Cle Elum to consider approving Sun Communities' amended proposal that:

- Increases UKC population by 70% 105%
- Doubles the size of Cle Elum
- Requires the Police department to double in size
- Requires all emergency services to double in size
- Increases the school system by 20%
- Requires that the transfer station be rebuilt
- Requires that the sewage treatment facility be expanded
- Depletes Cle Elum's water supply
- Fails to tax the developer to cover infrastructure upgrades

Ironically, the developer does not pay for the costs the development compels. As your City-commissioned study indicated, taxes collected from this amended trailer park project would be less than what you'd collect from the currently approved traditional neighborhood. The traditional neighborhood brings unprecedented growth to UKC yet it has the advantage of homeowners investing in their properties and in their community. They'd pay taxes.

In deciding Cle Elum's future, we ask that you not give up most of your Urban Growth area and housing stock to a resort property owned by a publicly traded out of state corporation. Nor give up your UGA to a 617-site RV resort with a transient population and associated problems. And when you have the option of choosing traditional housing stock over one of the largest manufactured home communities in the state, why choose a manufactured home community? That's not what Cle Elum is or wants to be.

The City is in the driver's seat on this. Choose wisely. You are determining the future of not only Cle

Elum, but all of UKC. We do not want to be a trailer park. We encourage you to reject Sun Communities' amended proposal. You have nothing to gain by a development of this type. And we all have way too much to lose.

Sincerely,

Lea Beardsley

Lea Boardstey

City of Cle Elum - Mayor, City Council members, Planning Department,

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For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Trevor Gilbert

PO Box 642 603 N A Street Roslyn, WA 98941

Email Addresses: trevorriggergilbert@gmail.com

U. 4 E.

City of Cle Elum - Mayor, City Council members, Planning Department,

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Kristina Bock

PO Box 642 603 N A Street Roslyn,WA 98941

Email Addresses: hazeldoggy@gmail.com



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

Attention: Planning Department

Re:/47 Degrees North



Mayor Mc Gowan, Planning Director and Councilmembers,

We have lived in Roslyn for 15 years and have seen both our town and yours grow – not too quickly. Growth is inevitable but planning is essential.

Between our communities, we have about 3,000 full time residents. In Roslyn, we might have that many tourists coming to our businesses and filling our streets.

If the Cle Elum Council chooses to approve the Sun Country's 47 Degree North project, I believe it will easily add another 1,000 full time residents as well as a significant number of folks staying in the RV park.

Both of us serve on the Roslyn Farmers Market Board. In the eight years we have held the market, we average at least 2,500 adult visitors on a given Sunday with up to 4,000 on a holiday weekend. Parking is insane and the town explodes with people.

This is a fine thing – a few times in the summer,

It is dangerous thing if we add a couple of thousand people every day.

All the things we residents need to be safe and secure will be comprised because of:

- More traffic
- Less parking
- A huge demand on our grocery large store

Man Brod

These are challenges already.

We ask you to ask to deny this application. It is so huge, that any mitigation would need to be major. Although the 2002 application is not ideal, it is far more acceptable than this one.

Planning is essential to have the upper county be safe for the upper country residents. This project not only does a disservice to us, but the sheer number of people will compromise our access to goods and our ability to leave our town in the event of an emergency.

Please deny it.

Sincerely,

Janine and Marc Brodine

301 North B Street

Roslyn, WA 98941

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Street address

City

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Street address

65 lyn WA 9894/
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vame 508 CloveLAMD

Street address

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300 W. Alaska Are

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Shannon O'Malley	
Name	DECEIVE
203 E. Washigton Ave	AUG 27 2021 W
Street address	Bul 190
Rosiun	by wy
City	

72 1 1071 Fr

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204 E Avizona Ave

Street address

City

78941

AUG 27 2021

By U

William.

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Name PD Box 697 - 408 57rd St

Roslyn WA 98941

City

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Amy Weisberg

Name

301 W. Nevada Ave.

Street address

ROSLYN WA

City

Mark Tar Dur

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Dethany Source Tame

HOLO W. Nevada St

reet address

War 98941

Street address 2

City

NEW YEARS

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400 East. Nashington Au

Street address

98941

Aug 27 2921

By CLP

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Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Shonda Showler

Name

304 W Nevada Avc

Street address

ROSIGN'

City

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

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To an analysis	DECELVE
J. GREGORY MOSIMAN Name	AUG 27 2021
424 S-THIRD ST Street address	By LOP
Roseyn	



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AUG 27 2021
By

City

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Susan weber

Name

PO-BOX 637

Street address

Po Slyn, Wa. 98944

City

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City

RECEIVED

AUG 27 2021

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

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Street address

Cle Elun, WA

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AUG 27 2021

By UP

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1202 3		

STOP 47° NORTH

Deadline for comments: August 27



It's not enough to tell the Cle Elum Mayor and Council that you oppose this project. You must include REASONS why you oppose it. Use the accompanying letter template or write your own letter. Here are some reasons we need to stop this project:

- it's a major deviation from the traditional subdivision plan previously approved
- it's not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property)
- it creates a transient population with no permanent stake in our area
- it doubles the population of CleElum/Roslyn without providing enough infrastructure mitigation to address the increased population
- there will be significant impacts on roads, schools, police, fire, emergency services, hospitals, and other public services
- local taxpayers will end up footing the bill for these increased services
- traffic will be at gridlock, especially on Bullfrog Road and up 903 beyond the roundabout to Roslyn, Ronald, and the lake

More information is available at: https://www.stop47degreesnorth.com or in the Facebook group Stop 47 Degrees North

Email your comments to: planning@cleelum.gov

If emailing, be sure to include "47 Degrees North Major Amendment" in the subject line. At the end of your email, type your name and address.

You can also copy the Mayor and city councilmembers with your emailed comments: jmcgowan@cleelum.gov jglondo@cleelum.gov kratliff@cleelum.gov bwilliams@cleelum.gov mholz@cleelum.gov sharper@cleelum.gov mlundh@cleelum.gov rweaver@cleelum.gov

If you'd rather print and mail your letter, send it to: City of Cle Elum Attention: Planning Department/47 ° North 119 West First Street Cle Elum, WA 98922

AUG 27 2021

By CC

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St Cle Elum, WA 98922

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Name

8 20 E 3 Ld St.

Street address

Cle Elum, W9.98922

From: Sent: Heeler pack < heelers 3@gmail.com> Friday, August 27, 2021 5:05 AM

To:

Planning

Subject:

47 degrees

I totally! do not want this proposed development breaking ground in Cle Elum. A few people will get rich while the rest of us living here and surrounding areas like Ellensburg will suffer. We are already short on water. We don't want this I vote no

Ardath Kenner

From: Sent: Robert Clubb <beclubb@gmail.com> Friday, August 27, 2021 6:16 AM

To:

Planning

Subject:

47 degree north project

Please keep the trails open at the Washington State Horse Park ("WSHP") in Cle Elum. We understand that the 47 degree north project would eliminate access to all the trails that a great many horse people use and have used for many years. As pressure from developers forces the few equestrian facilities to extinction, we ask you to preserve this wonderful area for horse access and use. Thanks you for your help in this matter.

Bob and Elayne Clubb Cashmere, Wa

From: Nancy Haberman <nancy@cnsnursing.net>

Sent: Friday, August 27, 2021 7:29 AM

To: Lucy Temple

Subject: Request for notifications on Bullfrog Flats

Dear Lucy,

As an equestrian and frequent user of the Washington State Horse Park I am deeply saddened to learn of potential development. This park has been such a wonderful place for equestrians. I do not understand all of the legal agreements that were made in the last 20 years but do remember when the park was just a wish and then the dream came true with lots of fund raising and hard work. My daughter and I have been members of the United States Pony Club and have been enjoying and volunteering in the park for years. Please keep me updated on the evolving plans for the development and if you have suggestions of what we Friends of WSHP can do to increase the number of acres that can be kept for trail use, please let me know.

Sincerely,



Nancy Haberman, RN Concierge Nursing Services Phone: (206) 619-3457 Fax: (425) 430-2604 e-mail: nancy@cnsnursing.net

From:

Angela McPhee <angela.mcphee@yahoo.com>

Sent:

Friday, August 27, 2021 7:39 AM

To:

Planning

Subject:

47 degrees north comments

Attachments:

AMcPhee47degrees.pdf

Please find attached my comment letter concerning this project. Thank you

Thank you, Angela McPhee To: City of Cle Elum
Planning Dept/ 47 Degrees North

From: Angela McPhee Roslyn Resident 3rd St PO Box 559

Thank you for the opportunity to write comments related to the 47 Degrees North project.

I am writing to oppose the current proposed plan. I am concerned for wildlife connectivity since this area is an ungulate calving and rearing area, and wildlife frequently move across this road. There is no proposal for safe connectivity between the properties of Suncadia and this project. In fact, the speed limit on the bull frog road has increased to 50 mph. Which makes it even more dangerous for wildlife as well as those driving vehicles.

I want to reference the letter the WA Fish and Wildlife(DFW) wrote earlier this spring, but the "Hard Copy and Email Comments" from the Draft SEIS have been moved.

https://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/

It is important that if the project were to move forward, which in the current form I hope it does not, that all mitigation items addressed in the DFW be completed. Fences should be minimal as to allow movement for wildlife. The new Cle Elum housing development next to the county transfer station put fence up all along the perimeter, cutting off movement for wildlife.

Open green space is also important. Maintaining as much as green space and trees and plants is key (at least 50% - uniformly spread out - not just in areas that are steep, or close to 190). The new Cle Elum development, referenced above, clear cut the whole area. It wiped out all native plants, trees and animal connectivity. If we are going to continue to build we must do so in a way that is good for all beings and in a way that respects plants and animals. It is important that doesn't happen with this project. Homes should be spaced well apart with plenty of trees and plants saved. The current proposal leaves green space on steep slopes and near 190, this is not most beneficial to wildlife and maintaining optimal green space throughout.

With over 1200 homes and RV sites being built, how does 47 Degrees North account for the impacts it will have to schools, medical facilities, and the police department. What is the mitigation plan for increased traffic, demands on water use, demands on sewer plant?

I thank the city council for carefully considering the decision this project will have on the whole community. My hope is that this project will not be approved as it currently stands.

Angela McPhee

From: Fred Marion <fredmarion66@gmail.com>

Sent: Friday, August 27, 2021 7:48 AM

To: Planning

Subject: 47 Degrees North

Hi,

Traffic has a strangle hold on Upper Kittitas County especially on the weekends. Most of the locals stay home from Friday Morning until Monday and some weekends Tuesday. The local infrastructure in Cle Elum and upper County is already strained. 1 Grocery Store!, backup traffic at all the Service Stations! 1 Small medical Clinic, Fire Departments responses rely on Volunteers that feel obligated to not go on "Vacation" during Holiday weekends. If it wasn't for all the support from Life Support, the local EMS wouldn't be where they are today. No real developed Commercial Center.

Developments in Upper Kittitas have escalated without any road projects adding additional lanes for the increased traffic in the last 30 years. Highway 903 is a 2 lane deadend with one way out and has traffic like I-90 on the weekends.

Bullfrog Road is greatly congested along with Highway 903 when I-90 is backed up due to high traffic, accidents and weather.

It is imperative that Developers provide the necessary resources to communities that are impacted by population explosions. The local School will not be able to handle the influx of Students, Local EMS and Policing will be strained. Gridlock on traffic will be every day.

All this can be resolved through proper planning. 400 Homes on 6th Street that has inadequate access was a huge mistake by the Planning Department, the developer should have provided safe access for the new homeowners, but since the planning department didn't require it, you have the problem now with no solution.

Kittitas County has a huge access problem due to minimal roads systems. I-90MP 54 to MP74, there are no parallel roads to I-90. FS4832 is blocked due to Google Maps indicating the road is a bypass when I-90 is at a standstill, too many semi couldn't make the corners. 2 roads to get around I-90 gridlock from exit 78 to 106 are packed full of vehicles looking at their GPS enabled vehicles with total disregard to speed limits set on the road system.

I-90 normal Friday Traffic has moved into Thursday...

Sincerely, Fred Marion

From:

Jay McGowan

Sent:

Friday, August 27, 2021 8:24 AM

To:

Planning; Meagan Hayes; Gregg Dohrn - GRDohrn & Associates

(Greggdohrn@comcast.net)

Subject:

FW: Get some expensive good lawyers: 47 Degrees North Major Amendment

From: Greg Gohsman <gohsmangreg@yahoo.com>

Sent: Thursday, August 26, 2021 8:23 PM

To: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov> Subject: Get some expensive good lawyers: 47 Degrees North Major Amendment

Dear Honorable Mayor and Honorable City Council Members;

I would suggest that the City hire some Seattle Lawyers at \$600 an hour to understand how to say NO to Sun Communities. Davis, Wright, Tremaine is an example for a law firm.

Please vote NO but do so in a way that Sun Communities cannot win at litigation and say that the mitigation the city is requiring is not fair, and was not applied to other developers (note I don't know if that is a valid strategy making the mitigation very expensive for the developer or if it opens the door for them to convince a judge). I don't know how to play the game, but I am sure Sun Community does, and is playing Chess and we don't want the City to be playing checkers.

Respectfully,

Greg and Dr. Celene Gohsman 2131 Lower Peoh Point Road Cle Elum, WA 98922

From:

Jay McGowan

Sent:

Friday, August 27, 2021 8:25 AM

To:

Planning; Meagan Hayes; Gregg Dohrn - GRDohrn & Associates

(Greggdohrn@comcast.net)

Subject:

FW: 47 Degrees North Major Amendment

From: Adrianne Ghio <adrianneghio@gmail.com>

Sent: Thursday, August 26, 2021 6:42 PM
To: Jay McGowan <jmcgowan@cleelum.gov>
Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, and Planning Department

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

I am sure there are many people who are responding to this proposal with expertise in the areas of ecological impact, resource allocation, zoning, or any number of concerns this development has brought up. In an attempt to stay in my own wheelhouse, I would like to voice my concerns about things I do know about.

I have been a first responder for almost a decade, and most recently a nurse. My husband and I purchased a home in Roslyn not long ago after moving from South Lake Tahoe, CA. Having lived in small communities for most of our lives, we are not unfamiliar with the unique challenges these wonderful places come with. These things can be small, not food shopping on a Saturday, perhaps. Or they can be potentially lifesaving, like knowing our escape route in case of wildfire.

There also exists a fine line with the available emergency resources available to an area and its population. It is not uncommon for a single motor severe motor vehicle accident to tie up this community's resources for an extended period of time.

I am not against the development of the Cle Elum and Roslyn area. What I am against is the expansion of this community's population with no planning or consideration about the strain put upon a small community. My career, and the places I have lived, have hardwired me to think about the worst-case scenario. I know how a single incident can leave first responders unavailable to respond to additional emergencies. I know what it feels like to have to decide what to bring if a firefighter comes knocking with evacuation orders. I know what it sounds like to have a friend call 911 while fleeing from a wildfire on a one-lane mountain highway, unable to get out of traffic, while pouring water on their infant to stay alive.

These are things that I do not want to experience in this community. The development of the proposed area would easily double the population of Roslyn and Cle Elum. With no plans in place to significantly expand the area's ability to provide emergency services, this development is a reckless expansion of an already taxed system.

This, among a myriad of reasons, is why I cannot support the development of 47 Degrees North.

Sincerely-A concerned resident

From: Connie Starr <badhusky1@gmail.com>

Sent: Friday, August 27, 2021 9:02 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North plan for the proposed manufactured home / RV community at Bullfrog Flats.

My husband and I have been residents of Upper County for over 20 years, starting as many do, with a part-time cabin and then building our dream retirement home and moving here permanently in 2010. We own 21 acres on the Cle Elum ridge, 20 of which are zoned Forest and Range. We have firewised our property and try to be good stewards of our land. I was a business owner as well, owning A Talk in the Woods Counseling located in the Bull Durham building. My husband and I also owned two rental houses that we rented to low-income families, often at our own expense. We are INVESTED in this community and call it home.

The 47 Degrees North Project developers are obviously not invested in this community nor will they ever be. People who are invested in their community take care of it and each other. They work, shop, send their children to school, share resources, and volunteer here. A largely transient population that would reside in a massive RV resort will not be invested in caring for our community and as stated by many others, would deplete our already scarce resources.

I have nothing else to add that hasn't already been said most thoroughly and eloquently by other members of this community. This project has obviously brought about much passion and concern, and rightfully so. The attendance at the August 23rd City Council meeting was a barometer of that concern. Upper County has been lied to and taken advantage of by multiple developers and it's time for this to end. I implore you to do what's best for the citizens you represent and deny this amendment.

Respectfully.

Connie Starr & Scott Barbee

150 Game Trail Road, Cle Elum

From: cneehen@frontier.com

Sent: Friday, August 27, 2021 9:25 AM

To: Planning
Cc: Jay McGowan

Subject: Major Modifications - 47 Degree North Amendment

Dear Mayor McGowan & City Planning Commission,

I am writing to provide the City of Cle Elum my reservations regarding the Sun Communities amendment to the 47 Degrees North proposal related to the Bullfrog development. I attended the public comment session earlier this week and felt the community did a good job bringing up many of my concerns:

- Infrastructure: We lack the roads, water, sewer treatment, schools, hospitals, etc...
- Mitigation: Sun Communities has not provided the mitigation funding in advance so that we could upgrade our infrastructure to adequately prepare in advance.
- Safety: We do not have the police, or fire personnel or equipment, not to mention that with the potential for a fire we lack the infrastructure for a timely evacuation.
- Tax Revenue: The fact that the property is not owned by the individual home owner will limit the tax income which will further decrease the ability to fund our public services.
- Changes to the Character of the Community: The fact that the amendment removes the right to the property ownership to the purchaser does not fit with the current community. Furthermore, the intense congestion, the impending gridlock, and our inability to provide any additional RV parking, especially in the summer, will further decrease the value and esthetics of the Upper County.

I would add that my biggest concern is that this addendum provides us a "window to the soul" of Sun Communities. They do not appear to understand our community and I struggle to see anything in this amendment that does anything to improve our community or that of those that may live there. Does this amendment signal what we can expect from them in the future? Have you looked at their other properties to see how their residents and communities have fared? Is there a rocky road ahead?

I request that you do not approve the amendment.

I wish you all the best as I understand these proposed changes have not made things easy for you or for the community.

Cary Henspeter 104 W. Idaho Ave Roslyn WA 98941

From: Kristen <kschriver@imrecruiters.com>
Sent: Friday, August 27, 2021 9:30 AM

To: Planning

Subject: STOP the 47 Degrees North Project!!

There just has to be a better way for the City of Cle Elum to expand its revenue base without selling out to such a horrible project. Cle Elum is just starting to get a reputation for being a lovely destination for nicer restaurants and café's – young people from Seattle are really considering relocating due to high housing costs in the City. There has to be a better way to elevate the City of Cle Elum vs turning it into a massive RV/manufactured home park!! This is what the Cle Elum will be known for FOREVER. It's horrible. I just don't understand why people don't protect their City/Children's/Families futures! Don't sell out! Thank you! Kristen

I am opposed to 47 degree planning It is a thoughtless plan on so many levels Please do not let this happen to our community Karen Moore

From: Alex Hernandez <a.c.dez84@gmail.com>

Sent: Friday, August 27, 2021 10:57 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

mlund@cleelum.gov; Ruston Weaver

Subject: 47 Degrees North Major Amendment

Attachments: 47 NO Letter.pdf

Re: 47 Degrees North Major Amendment proposal

I'm writing this letter to express my concerns regarding the planned development in the Bullfrog Flats area on behalf of Sun Communities. To be quite clear, I am disgusted that this project is even still being considered after so much public outcry. The residents of the upper county overwhelmingly oppose this development. The people who live here have been direct, and this development is not what they want. We don't need another vacation rental community... Suncadia and Tumble Creek have already created their monstrosities. Why would we do that again?

I am of the opinion this area should see no development at all. There are many of us who live here largely because so much natural space abuts the community as it does. In recent years a lot of that is being chipped away and as housing prices climb, it's only going to attract more developers. That said, I am not naive to believe that the community does not need new developments of any kind. The lack of available housing and affordable commerce illustrates that point. However, if there are to be new developments in the Bullfrog Flats area, it should remain minimal and address the needs of the community at large.

I oppose this development for the following reasons:

- The 47 Degrees North project does not address the lack of affordable housing issue that exists in the upper county. Prefabbed, trailer homes can be sold to individuals but the land they sit on is owned by Sun Communities and leased to the "home" owner. In fact, this will likely compound the issue as a large seasonal influx of tourists will demand more on service sector establishments. The employees of those establishments already can't afford to live here and commute here from Ellensburgh just to serve coffee and sandwiches.
- The seasonal impact of potentially doubling the population of the Cle Valley during the summer months is almost unimaginable. On any given weekend June-October, the lone grocery store is so swamped, residents have to plan their visits around peak tourist hours to avoid long lines and congestion.
- This project does not benefit anyone but the developer. They don't have to live here with this creation and instead get to use their money and leverage to make more money at the expense of our community and open space.
- City Zoning requires this space be made available as extensions of city neighborhoods, not a private resort community.

I urge you all as residents of this community and elected officials to listen to the others who live here with you and consider these points. They are all valid. If this project isn't stopped here, it will ultimately transform the community in negative ways we can't fully understand yet.

Al Hernandez 101 W Hoffmanville Ave PO Box 525 Roslyn, WA 98941

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I oppose this development for the following reasons:

- The 47 Degrees North project does not address the lack of affordable housing issue that exists in the upper county. Prefabbed, trailer homes can be sold to individuals but the land they sit on is owned by Sun Communities and leased to the "home" owner. In fact, this will likely compound the issue as a large seasonal influx of tourists will demand more on service sector establishments. The employees of those establishments already can't afford to live here and commute here from Ellensburgh just to serve coffee and sandwiches.
- The seasonal impact of potentially doubling the population of the Cle Valley during the summer months is almost unimaginable. On any given weekend June-October, the lone

- grocery store is so swamped, residents have to plan their visits around peak tourist hours to avoid long lines and congestion.
- This project does not benefit anyone but the developer. They don't have to live here with this creation and instead get to use their money and leverage to make more money at the expense of our community and open space.
- City Zoning requires this space be made available as extensions of city neighborhoods, not a private resort community.

I urge you all as residents of this community and elected officials to listen to the others who live here with you and consider these points. They are all valid. If this project isn't stopped here, it will ultimately transform the community in negative ways we can't fully understand yet.

Al Hernandez 101 W Hoffmanville Ave PO Box 525 Roslyn, WA 98941

From: Kathleen Smith <3crows@drizzle.com>

Sent: Friday, August 27, 2021 11:01 AM

To: Planning
Cc: Ruston Weaver

Subject: 47 degrees north permit

Dear Planners

Please deny this permit until you research and publish an environmental impact statement on this project. I mean broad impacts not only on water, wildlife, etc. but also on traffic congestion, road repair costs, number of staff needed for police and fire protection, etc. The developers should bear a publicly contracted share of these costs.

This project will have significant impact on the lives of upper county residents. I don't believe we should be subsidizing this project and its subsequent services with our tax dollars or quality of life.

Kathleen Smith P.O. Box 933 Roslyn

From: Alex Hernandez <a.c.dez84@gmail.com>

Sent: Friday, August 27, 2021 11:10 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Ruston Weaver; Matthew Lundh

Subject: Fwd: 47 Degrees North Major Amendment

Attachments: 47 NO Letter.pdf

----- Forwarded message -----

From: Alex Hernandez <a.c.dez84@gmail.com>

Date: Fri, Aug 27, 2021 at 10:57 AM

Subject: 47 Degrees North Major Amendment

To: <planning@cleelum.gov>

Cc: <<u>jmcgowan@cleelum.gov</u>>, <<u>jglondo@cleelum.gov</u>>, <<u>kratliff@cleelum.gov</u>>, <<u>bwilliams@cleelum.gov</u>>,

<mholz@cleelum.gov>, <sharper@cleelum.gov>, <mlund@cleelum.gov>, <rweaver@cleelum.gov>

Re: 47 Degrees North Major Amendment proposal

I'm writing this letter to express my concerns regarding the planned development in the Bullfrog Flats area on behalf of Sun Communities. To be quite clear, I am disgusted that this project is even still being considered after so much public outcry. The residents of the upper county overwhelmingly oppose this development. The people who live here have been direct, and this development is not what they want. We don't need another vacation rental community... Suncadia and Tumble Creek have already created their monstrosities. Why would we do that again?

I am of the opinion this area should see no development at all. There are many of us who live here largely because so much natural space abuts the community as it does. In recent years a lot of that is being chipped away and as housing prices climb, it's only going to attract more developers. That said, I am not naive to believe that the community does not need new developments of any kind. The lack of available housing and affordable commerce illustrates that point. However, if there are to be new developments in the Bullfrog Flats area, it should remain minimal and address the needs of the community at large.

I oppose this development for the following reasons:

- The 47 Degrees North project does not address the lack of affordable housing issue that exists in the upper county. Prefabbed, trailer homes can be sold to individuals but the land they sit on is owned by Sun Communities and leased to the "home" owner. In fact, this will likely compound the issue as a large seasonal influx of tourists will demand more on service sector establishments. The employees of those establishments already can't afford to live here and commute here from Ellensburgh just to serve coffee and sandwiches.
- The seasonal impact of potentially doubling the population of the Cle Valley during the summer months is almost unimaginable. On any given weekend June-October, the lone grocery store is so swamped, residents have to plan their visits around peak tourist hours to avoid long lines and congestion.
- This project does not benefit anyone but the developer. They don't have to live here with this creation and instead get to use their money and leverage to make more money at the expense of our community and open space.
- City Zoning requires this space be made available as extensions of city neighborhoods, not a private resort community.

I urge you all as residents of this community and elected officials to listen to the others who live here with you and

consider these points. They are all valid. If this project isn't stopped here, it will ultimately transform the community in negative ways we can't fully understand yet.

Al Hernandez 101 W Hoffmanville Ave PO Box 525 Roslyn, WA 98941

Re: 47 Degrees North Major Amendment proposal

I'm writing this letter to express my concerns regarding the planned development in the Bullfrog Flats area on behalf of Sun Communities. To be quite clear, I am disgusted that this project is even still being considered after so much public outcry. The residents of the upper county overwhelmingly oppose this development. The people who live here have been direct, and this development is not what they want. We don't need another vacation rental community... Suncadia and Tumble Creek have already created their monstrosities. Why would we do that again?

I am of the opinion this area should see no development at all. There are many of us who live here largely because so much natural space abuts the community as it does. In recent years a lot of that is being chipped away and as housing prices climb, it's only going to attract more developers. That said, I am not naive to believe that the community does not need new developments of any kind. The lack of available housing and affordable commerce illustrates that point. However, if there are to be new developments in the Bullfrog Flats area, it should remain minimal and address the needs of the community at large.

I oppose this development for the following reasons:

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- This project does not benefit anyone but the developer. They don't have to live here with this creation and instead get to use their money and leverage to make more money at the expense of our community and open space.
- City Zoning requires this space be made available as extensions of city neighborhoods, not a private resort community.

I urge you all as residents of this community and elected officials to listen to the others who live here with you and consider these points. They are all valid. If this project isn't stopped here, it will ultimately transform the community in negative ways we can't fully understand yet.

Al Hernandez 101 W Hoffmanville Ave PO Box 525 Roslyn, WA 98941

From:

Hensler, Jeffrey <jeff.hensler@northwestSCS.com>

Sent:

Friday, August 27, 2021 11:38 AM

To:

Planning

Subject:

47 Degrees North Project

Dear City of Cle Elum,

As a Trustee for Central Washington University, resident of Roslyn, and a landowner in Cle Elum and Ellensburg, I stand firmly opposed to the current modification of the existing development agreement. The reasons for my opposition to this amendment, without changes, are lengthy; however, the main points are as follows:

- The proposed changes would have a financial impact that would be crippling long-term to UKC. The final New
 Construction Assessed Value (NCVA) is estimated to be less than half of the original, approved development
 agreement with more people (multifamily, RVs and manufactured units). This would lead to unjustly shifting the
 cost to other landowners via higher taxes. We need to maintain the already approved residential unit
 community.
- The stress on public services would be material without revenue mentioned before to expand them. Current landowners would pay a disproportional amount for the new teachers, police officers, and other services this modified development would require.
- Without significant mitigation, the impact on our road infrastructure will be overwhelming. The items covered
 are not enough. This congestion will weaken the quality of life we cherish in UKC. This impact could be
 diminished, but not satisfied, with a Cle Elum-centered access and not Bullfrog/903.
- I also have strong concerns about the long-term ownership of the land. The residents will be renters and lack the pride of ownership that makes a small community prideful in what we appreciate the most. The absentee owner, rightfully so, will only invest what is needed to make a profit.
- I do approve of the increase of the multifamily from 56 to 180. Yet, we need to be mindful of the community we are looking to build. If built to complement homeownership, I would strongly recommend this change.

I am not opposed to growth. However, blindly accepting the proposed changes cannot be done without long-term considerations. Therefore, without significant and meaningful mitigation, I am opposed to the current proposed document.

I appreciate your consideration.

Jeff Hensler Senior Investment Strategist & Partner SCS 200 112th Ave. NE, Ste. 205 Bellevue, Wa 98004 (425)452 1222 ext 108

NorthwestSCS.com

Securities offered through LPL Financial, Member FINRA/SIPC. Investment Advice offered through SCS, a registered investment advisor and separate entity from LPL Financial.

From: Anna Stewart <annamariestewart@icloud.com>

Sent: Friday, August 27, 2021 11:41 AM

To: Planning

Subject: 47 Degrees North Major Amendment Proposal

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders.
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Anna Stewart

210 Klancie Lane

Cle Elum WA

From: Laura Trimingham <triminghamhicks@mac.com>

Sent: Friday, August 27, 2021 12:32 PM

To: Lucy Temple; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: Comments: 47 Degrees North Development

To our Esteemed City Council Members and City Planner,

I have a home Cle Elum and have since become aware of the future plans for Bullfrog Flats for the proposed 47 Degrees North project by Sun Communities Inc. While I support growth and expansion, I have some concerns regarding its present location/iteration.

We know so much more now than we did 20 years ago about water, air, flora/fauna, and environmental health. We should be focused on how to safeguard the future safety and protection of your residents, flora, fauna, and natural beauty of the area.

A new, dense, high-traffic, high-use development is a step in the wrong direction.

It is my hope that Cle Elum can find a balance of embracing thoughtful & responsible growth, but demanding substantial, meaningful, and implementable NOW mitigation strategies from the developers in order to preserve and enhance the quality of life, support the natural beauty of the region, and honor nature & the environment.

Based on reports on the website and community input, my primary concerns are as follows:

Public Safety: This is a huge issue, as the recent fire on I-90 demonstrated with its traffic back-ups - imagine if there were a need for an evacuation? There is only one way in and one way out from Salmon La Sac to Bullfrog Road, Exit 80. The WSDOT has advised that they would not be able to add any additional exits to I-90 for the Cle Elum/Roslyn area growth concerns. This is a very serious issue, and a serious threat to our public safety. The WSDOT said that they have no say in this new development but have shared their concerns with the city of Cle Elum.

I read the traffic study, and **construction impacts** are expected to last for decades. More importantly, Level of Service failures from **increased traffic** due to visitors/residents are anticipated to start within 5 years for some intersections. Yet when I read the report, mitigation efforts are sorely inadequate, currently limited to traffic signals, stop signs, and maybe some turn lanes & shoulder lanes. How about demanding a real solution from the developers, like partnering with WSDOT/Kittitass County/Cle Elum to build a new, dedicated access point to I-90 or new, fully dedicated/mandatory RV lanes. Cle Elum have the power to ask the developers to do this.

Wildlife and Forest Protection: According to the Washington State Dept. of Fish & Wildlife, this area is a significant breeding ground for deer, a migration highway for wildlife, and we have also heard that it is a nesting area for birds of prey. Wildlife will be negatively impacted. There will be a loss & change of vegetation - animals will likely increase attempts to cross Bullfrog Rd to access Tumblecreek/Suncadia - resulting in an increased risk of collision with cars. The **100 foot setback** from Bullfrog road to development is an inadequate buffer for wildlife, noice, visual acceptance.

Air quality – the increase in traffic car/RV emissions (from increased volume & congestion), burning of trees for construction, loss of vegetation/biomass, heating, wood burning fireplaces/stoves for heating/aesthetics in development homes will all negatively impact an area where air quality is alreadyunfortunately stressed due to forest fires.

Noise Pollution: Based on the map of the proposed development, there will be many areas of outdoor activity space: 6 pools, several sports courts, firepits, playgrounds, dog parks, miniature golf, rustic camping, splash pad, etc. This means more parties outdoors, and more noise pollution in general. (This is something that Suncadia has always kept under control and wonder if this development will have similar policies put in place & how it will be enforced). With the removal of this large section of forest, we will lose a major sound barrier to train and freeway noise. We can already now hear the railcars pass at night from the tree removal of the past few years even though we are several miles away; one can only imagine what we will hear from this development planned right in the heart of the fastest growing part of Cle Elum next to I-90.

Construction impacts: dust, nose, pollution, traffic and impact on Cle Elum river & associated underlying shallow alluvial aquifer (sediments, petroleum, concrete byproducts, storm water)

Along those same lines, **impact of residential development & landscaping** on river, wetlands, flora/fauna (fertilizers, pesticides, stormwater, surface run-off, septic)

RV Park: The proposed number of RV spots is staggering - the shift from residential housing to recreational visitors is concerning, in that will increase traffic, become a bit of an RV parade, and visitors carry the potential of not treating a special place as thoughtfully or carefully as invested residents. TOO many!

Dark Skies: while the plans speak to light reduction infrastructure, what will **Light Pollution Enforcement look like?** One of the great benefits of living in this community is the dark sky guideline enforcement. However, this is a challenge to enforce as it is; how will it be enforced in a new community that would likely have "party lights" and landscape lights surrounding the houses?

Infrastructure: I am concerned that the current infrastructure will not be able to handle this new development

- **Fire:** We have an amazing crew, however, will they be able to grow enough to handle such a rapid and monumental increase in population & buildings.
- **Medical Facilities:** Unfortunately, medical care is quite limited & the small clinics will not be sufficient to meet the community's future needs
- **Grocery Stores**: Only one grocery store to support a potential 7000 people will certainly not be sufficient. How will this be addressed? The Safeway store is already packed with people on weekends and peak seasons.

Just more people. I love this area & get that more people want to enjoy and/or live in this area. Reduce the number of units. But we need to grow responsibly, protecting our residents, our quality of life, natural beauty of the region, and our wildlife.

Thank you for your time, Laura Trimingham 621 Equinox Dr

From: KATE REGAN <kate@kairosconsultinggroup.com>

Sent: Friday, August 27, 2021 1:25 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

To Whom It May Concern:

I am writing to provide the city with my reasons for objecting to the Sun Communities 47 Degree North proposal for the Bullfrog flats property. My reasons for objecting are:

- * It will create serious impacts on roads, police, fire protection, schools, emergency services, and hospitals as well as other services.
- * It will require public expenditures and increased upper county taxes to pay for, what will essentially be, a subsidy for a private business.
- * It is a major deviation from the traditional subdivision plan previously proposed and approved.
- * It is not in keeping with the character of the City of Cle Elum or Upper Kittitas County.
- It will not provide any significant benefits to upper valley residents and tax payers.

I am not opposed to planned growth, and the original underlying zoning approval would still allow development of this site, just not as a private resort or manufactured home community.

For these reasons, I urge the City to DENY this proposed major amendment and retain the current approved land use for Bullfrog Flats.

Kate Regan, PhD 335 Westside Rd. Cle Elum, WA 98922

From:

Sent:

To:

Cc:

Subject:

To: City of Cle Elum – Mayor McGown, City Council members and Planning Department Re: 47 Degrees North Major Amendment proposal Date: August 27, 2021
Dear Mayor McGown, City Council members and City of Cle Elum Planning Department,
With your kindness, thoughtfulness and enduring concern, please deny the current Sun Communities proposed major amendment to their 47° North proposal for the Bullfrog flats property. This planned development is not in character with the City of Ce Elum or the upper valley which is a fundamental requirement of the current zoning for the property
 This proposed manufactured home / RV community: would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals, is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, provides no significant benefits to upper valley residents and tax payers, but will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore, will create extensive traffic congestion and gridlock conditions will create an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for essentially a subsidy for a private business.
Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.
For the above reasons and many others, this proposal does not fully consider all the people, individuals and families, in their neighborhoods supported by strong public services for their well-being for years to come. Your years of work and that of those who came before you, have been, as I see it, for the people who live here, and by your presence, those in the Upper County, to have the best possible life in their neighborhoods in the Heart of the Cascades. The Sun Communities 47 Degrees North proposed amendment does not exemplify the caring purpose for which I have seen and believe you serve to support the people of your/our community. Please DENY this proposed major amendment and retain the current approved land use for the property.

Clay Maer < maerclay@hotmail.com>

Jay McGowan; Ken Ratliff; John Glondo; Steven Harper; Mickey Holz;

bwilliams@cleelu.gov; Matthew Lundh; Ruston Weaver Sun Communities 47 Degrees North Major Amendment

Friday, August 27, 2021 1:26 PM

Planning

With gratitude, respect and consideration for all your hard work,

__Clay Maer____ Name __119 Fifth Street Ally, Roslyn, WA_ Address

From: Leslie Thurston <director@wahorsepark.org>

Sent: Saturday, August 14, 2021 1:29 PM

To: Kathi Swanson

Subject: Re: 47 Degrees North Notice of Application

Hi Kathi - can you please tell me who is on the City's Development Review Team?

Leslie Thurston
Executive Director
Washington State Horse Park
PO Box 278, Cle Elum, WA 98922
877-635-4111

www.wahorsepark.org

501(c)3 Tax ID 33-1197391

On Fri, Aug 13, 2021 at 11:23 AM Kathi Swanson kswanson@cleelum.gov> wrote:

Please see the attached Notice of Application for the Sun Communities Major Modification, 47 Degrees North. Information regarding questions that you may have are included within the Notice.

Kathi Swanson

CITY CLERK



119 W First Street

Cle Elum, WA. 98922

(509) 674-2262 ext. 103

kswanson@cleelum.gov

www.cityofcleelum.com

From: Andrea Sweet <asweetgab@icloud.com>
Sent: Saturday, August 14, 2021 3:39 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrea Sweet 305 N A Street (PO Box 1077) Roslyn, WA asweetgab@icloud.com

From: Victoria <victoria.jarvis@gmail.com>

Sent: Saturday, August 14, 2021 5:56 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North

To whom it may concern,

I am writing in response to the 47 Degrees North Project and Notice of Proposed Major Modification. I work in Cle Elum and live in Roslyn. I honestly can't believe this project is still being considered. The majority of people who live in upper county do so because they want to live in a small rural community in respite from developments like this. Another private community does not align with the community and values of those of us that actually work and live in upper Kittitas County full time. Additionally, we do not need more people here. We don't even have the basic infrastructure for the people who do live here! What will happen when we have to deal with our community evacuating for a wildfire? If cars back up from exit 80 to the Sportland roundabout on any given Sunday, imagine what that would look like if we added more than 1,000 more people here. Not only is the project simply unwanted, it will truly be a danger to our community when we are inevitably faced with a situation like that.

Please please I urge you to do right by the residents of upper county and stop this project.

Sincerely, Victoria Jarvis

From: Jane Culliton <djculliton@icloud.com>
Sent: Saturday, August 14, 2021 6:23 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Jane Culliton

From: Chanelle Chittenden <chanellabella18@gmail.com>

Sent: Monday, August 16, 2021 9:44 AM

To: Planning

Attachments: 47N Suggested Public Comment Letter (8-14-21).docx

Sent from my iPhone

47 Degree North suggested comment letter/Email to the City of Cle Elum.

- Email addresses for Cle Elum planning department and elected officials are provided at the bottom, use these to email the letter.
- Don't forget to put "47 Degrees North Major Amendment" in the subject line of your email or letter and your name and address at the bottom.

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,		
Name		
Address		

Email Addresses:

Emailed comments must go to:

planning@cityofcleelum.com

You should also copy the Mayor and city councilmembers with your emailed comments at the addresses below:

imcgowan@cleelum.gov
jglondo@cleelum.gov
kratliff@cleelum.gov
bwilliams@cleelum.gov
mholz@cleelum.gov
sharper@cleelum.gov
mlundh@cleelum.gov
rweaver@cleelum.gov

If you prefer a mailed letter: letters may be mailed to: City of Cle Elum, Attention: Planning Department/47 Degrees North, 119 West First Street, Cle Elum, WA 98922.

From: Garrett Silver <gsilver42@yahoo.com>
Sent: Monday, August 16, 2021 10:03 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Public Comments

To the City of Cle Elum,

I want to express my concern for the proposed Bullfrog Flats updates to the comprehensive plan. Having participated in comp plan updates in the past, and having formerly chaired the Roslyn Planning Commission, I support local infill but feel it must occur within the character and goals of the community. I have the following concerns with the 47 Degrees North proposal:

- * The proposed development is not in the character of upper Kittitas County.
- * The proposed development would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- * The ownership structure of the manufactured homes does not promote the economics of citizens of the county. Owning a depreciating manufactured home without having ownership of the property would result in economics that perpetuate economic class divides and hinder citizens' abilities to growth net worth over time. While the value of the lease may increase over time with inflation, the **primary benefits of ownership will accrue to a private business**, wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not the community.
- * The ownership structure will not provide a strong tax base for the city. This would erode Cle Elum's ability to provide services to the citizens of the full township.
- * Related, the proposed development would create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that are unlikely to be fully mitigated by the developer, and therefore, will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- * Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.
- * The proposed development occurs close to the river, which is an important area for fish and wildlife.

Sincerely,
Garrett Silver
Homeowner at 302 W California Ave, Roslyn, WA 98941
Primary Residence at 3047 35th Ave W, Seattle, WA 98199
Proud 1989 Cle Elum / Roslyn High School graduate!

From:

Jon Herman <stratoonist@yahoo.com>

Sent:

Monday, August 16, 2021 10:51 AM

To:

Planning

Cc:

mcgowan@cleelum.gov; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject:

47 Degrees North Major Amendment

To the City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to express my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. As a long time resident of Kittitas County (41 years) and Roslyn (15 years), I have grave concerns about the impacts of the 47 Degrees North development on our quality of life, on the landscape and wildlife, infrastructure, and economy.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum, Roslyn, or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state corporation who's fiduciary duty is to its shareholders, with no interest in or concern for local communities.
- provides no significant benefits to upper valley residents and tax payers, but . . .
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions (which already exist due to tourism) and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely,

Jon Herman

103 East Nevada Ave, Roslyn, WA 98941 509-260-1653

From: Planning

Sent: Tuesday, August 17, 2021 12:46 PM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment

----Original Message----

From: kristin karns <karnskristin@gmail.com> Sent: Monday, August 16, 2021 11:51 AM To: Planning <planning@cleelum.gov> Cc: Jay McGowan <jmcgowan@cleelum.gov> Subject: 47 Degrees North Major Amendment

City of CleElum- Mayor, City Council members, Planning Department As members of the upper county and a residents of the City of Roslyn we are deeply concerned about the 47 Degrees North Proposal. We believe this would create a new and separate private resort and eliminate the opportunity for a natural extension of city neighborhoods as originally envisioned by the city zoning. This is an entirely private business not a neighborhood. It provides no specific benefits to the upper valley, and will create serious and significant impacts on roads, fire, schools, emergency services, hospitals, and other public services which will not be fully mitigated by the developer.

It will create extensive traffic congestion and gridlock especially on the weekends and holidays, and effect the upper county citizens to respond to fire and other emergencies. This also require public expenditures and increase the taxes of the residents of upper county.

We implore the City of Cle Elum to DENY this proposal and retain the current approved land use for the property. Sincerely, Scott & Kristin Karns

Sent from my iPad

From: andrea presler <apresler2002@yahoo.com>

Sent: Monday, August 16, 2021 11:10 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- -will put our community's lives at greater risk of being injured or killed by catastrophic fire due to gridlock in an area where we see substantial gridlock every weekend,
- will continue to promote unsustainable development at a time when we need to focus on sustainability at all levels in response to climate change,
- will continue to displace native habitat and wildlife that are already struggling with unfettered development and impacts to our natural areas from rampant building of "McMansions" with huge footprints throughout Suncadia, Tumble Creek and other areas in the upper Kittitas,
- -will continue to cater to the needs of the wealthy elite rather than working people of this community.
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrea Presler 307 W. Arizona Ave. Roslyn, WA 98941

Sent from Mail for Windows

From:

Leah Hadfield < lrkhadfield@yahoo.com>

Sent:

Monday, August 16, 2021 5:02 PM

To:

Planning

Subject:

47 Degrees North Major Amendment

Please add the following comments to the public record in regards to the 47 Degrees North Major Amendment.

I have very strong concerns about the Sun Communities 47° North proposal for the Bullfrog Flats property. The City of Cle Elum is responsible to the entire Upper Kittitas County in consideration of the primary, secondary, and tertiary effects that would radiate for many years to come if approved. But I cannot recommend that you approve the proposed manufactured home/RV community because it:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Leah Hadfield 125 5th Street, Roslyn, WA

From:

Lauren Segarra < laureneosegarra@gmail.com>

Sent: Monday, August 16, 2021 5:43 PM

To: Planning

Subject: 47 Degrees North comment

Hello,

I am sad to hear that the revised plan still includes a huge RV resort. The small communities of Roslyn, Ronald, and Cle Elum are already overrun by vacationers during the summer and shoulder seasons, not to mention the snowmobilers in the winter. I am imagining even more traffic along Bullfrog, Exit 80, and even more congestion at the Cle Elum Safeway.

If any of these plans move forward, I think that the RV resort idea should be done away with. There is hardly enough affordable housing in Kittitas County, and housing prices continue to rise. The proposed 50 units of "affordable/low income housing" are simply not enough for the amount of local people who are being priced out of their hometown. 661 RV spaces is gigantic. With the few restaurants and bars that are already packed on any given summer night, how will this influx of tourists aid in any of the already existing overcrowding issues that Upper KittCo already deals with?

I am all for affordable housing construction. I am interested in the trails and public spaces that are slated to be preserved, however, even more disturbance and forest removal along Bullfrog Road will be detrimental to the small towns that are further upvalley. It is obvious that there are very real concerns involving safe ingress/egress from Ronald/Roslyn in the case of an emergency such as a wildfire. There is basically only one road out (903). With even more congestion blocking the one road of egress, how will that solve these preexisting safety concerns that are deeply disturbing for Upper County residents? Solutions to these issues need to be addressed first before creating any more development in the area.

Please either shrink the size of the RV park or do away with it. Please do not bring even more congestion to the small, peaceful communities of Upper County.

Thank you.

Lauren Segarra

8171 SR 903 Ronald, WA 98940

From: Charlene Kauzlarich <charlene.kauzlarich@gmail.com>

Sent: Monday, August 16, 2021 8:21 PM

To: Planning

Subject: 47 Degree North Project

To City of Cle Elum and its Council Members:

It appears you are ready to put the stamp of approval on the new development off of I-90 and Bullfrog Flats. But before you do so, I have concerns about what this development will do to our area:

- 1. WATER Our area already has a shortage of water access. How can you justify providing new water access to the hundreds of new users this development will bring? Where are you going to draw this water from? It most definitely will impact our existing water supply and not in a positive way!
- 2. GROCERIES Our one grocery store, which has the highest prices in the state, is already packed to the hilt with shoppers. Many of the locals already find it necessary to shop for groceries out of town. The addition of hundreds of new homes in the proposed development will only make our shopping situation worse.
- 3. TRAFFIC Having lived on Highway 903 for 50 years, I can attest to the fact that its traffic has grown exponentially over the years. The addition of hundreds of new residents with access to this road on a daily basis is unthinkable, as there's too much traffic on it already.

I hope you will take these concerns seriously before making any final decision on approval. I believe the planned development will have a serious negative effect on our community.

Charlene Kauzlarich

From: Cynthia Gregory <huckle@inlandnet.com>

Sent: Monday, August 16, 2021 10:06 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject: 47° North

Attachments: 81521 C.E. re 47°.pdf

To: Cle Elum City Planning Dept., Council Members and Mayor, and all residents of Upper Kittitas County.

Oh, friends, neighbors, and those I do not know who share the same love as I for the UKC area.

I just returned home to Roslyn after running a quick errand to my business office in Cle Elum (Sunday, August 15, about 2:00 p.m.).

The roads were pretty well jammed - a significant slow-down at the Bullfrog round-about, with a steady stream of traffic Northbound on 903 out of Cle Elum, then some kind of a slow-down on 1st St, where 903 crosses.

Thankfully, the City of Cle Elum had the foresight to put up traffic lights in these past few decades! When I moved here in the late '70s, there was just one light.

What all of this experience brought to mind is the 47° proposed development in the Bullfrog Flats area, which is part of Cle Elum's urban growth area.

I understand the City of Cle Elum is considering a proposed amendment by Sun Communities, owners of 47°.

Mayor McGowan and elected Council Members, <u>please deny the proposed major amendment</u> presented by Sun Communities, and retain the current approved land use for the property.

I trust you all are aware of the original plan for the area, as discussed and created by Cle Elum City planning staff, Mayor and Council. Also, you are aware of the proposed changes the amendment identifies, which are <u>not</u> in keeping with the original plan of being a natural extension of City neighborhoods.

My concerns are many: infrastructure (water, sewer, power, roads), local services (emergency services, law enforcement, schools, court system, medical & mental health services), as well as impact on the nature of our communities. Would the proposed development provide adequate property taxes to the City and County, to cover the additional services that would be required (will it pay for itself)?

Thank you for your consideration, and, again: PLEASE DENY the amendment presented to you by Sun Communities regarding the 47° development in Cle Elum's urban growth area. It would create a huge impact on all of us in Upper Kittitas County.

Respectfully.

Cindy Gregory PO Box 671 Roslyn, WA 509.607.9162

From: kristin karns <karnskristin@gmail.com>
Sent: Monday, August 16, 2021 11:51 AM

To: Planning
Cc: Jay McGowan

Subject: 47 Degrees North Major Amendment

City of CleElum- Mayor, City Council members, Planning Department As members of the upper county and a residents of the City of Roslyn we are deeply concerned about the 47 Degrees North Proposal. We believe this would create a new and separate private resort and eliminate the opportunity for a natural extension of city neighborhoods as originally envisioned by the city zoning. This is an entirely private business not a neighborhood. It provides no specific benefits to the upper valley, and will create serious and significant impacts on roads, fire, schools, emergency services, hospitals, and other public services which will not be fully mitigated by the developer.

It will create extensive traffic congestion and gridlock especially on the weekends and holidays, and effect the upper county citizens to respond to fire and other emergencies. This also require public expenditures and increase the taxes of the residents of upper county.

We implore the City of Cle Elum to DENY this proposal and retain the current approved land use for the property. Sincerely, Scott & Kristin Karns

Sent from my iPad

From: Brandon Ashley Gmail <bra> brandon.ashley747@gmail.com>

Sent: Sunday, August 15, 2021 4:15 AM

To: Planning; Jay McGowan

Subject: 47 Degrees North Public Comment

Hi,

As a resident of Cle Elum I wanted to chime in on my concerns for the 47 Degree North project.

Can our community handle another develop this large? Where's the water coming from? How are our schools going to handle an influx of students? Expand? Who's going to pay for the expansion? Who's going to pay for additional police, fire, medical, government expansion? Taxes? Are we increasing taxes on the current residents who are already being priced out of our homes? Can SR903 handle the influx of traffic and how about Douglas Munro Blvd? Until there's another grocery store, all those people are going to cut through these current neighborhoods between 903 and 1st. Wasn't Suncadia suppose to build a community center or rec center and that hasn't happened yet?

The RV park is a good idea especially if they could set up something with the Horse Park to better accommodate horse trailers with Living Quarters and a direct trail to the park for shows and events. The manufactured houses is where there's concern. It seems more like a glorified trailer park, you don't own your land and have to pay rent for your space? What keeps 47 Degrees from raising rates too much? Are they looking for vacationers or residents? Are there going to be HOAs like Suncadia? How about more green space between lots so it's more like Suncadia vs the DR Horton houses that were just crammed in off 903.

Thank you for your time and I hope the city makes the best decision for its current residents.

Sincerely, Brandon Ashley 509-859-1101

Sent from my iPhone

From:

Tad Brockway <tadbrockway@hotmail.com>

Sent:

Sunday, August 15, 2021 4:38 AM

To:

Planning

Subject:

47 degrees north project

Hi,

I own several properties in Cle Elum and Roslyn and this is our home. While I am supportive of affordable housing in the community, I am not supportive of this project for a variety of reasons.

I have not heard of anyone in the community being supportive either.

Have you done any analysis of the sentiments of your constituency in this regard? Are alternatives to this project being considered?

-Tad

From: Planning

Sent: Tuesday, August 17, 2021 8:10 AM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degrees North comment

From: Lauren Segarra < laureneosegarra@gmail.com>

Sent: Monday, August 16, 2021 5:43 PM **To:** Planning <planning@cleelum.gov> **Subject:** 47 Degrees North comment

Hello,

I am sad to hear that the revised plan still includes a huge RV resort. The small communities of Roslyn, Ronald, and Cle Elum are already overrun by vacationers during the summer and shoulder seasons, not to mention the snowmobilers in the winter. I am imagining even more traffic along Bullfrog, Exit 80, and even more congestion at the Cle Elum Safeway.

If any of these plans move forward, I think that the RV resort idea should be done away with. There is hardly enough affordable housing in Kittitas County, and housing prices continue to rise. The proposed 50 units of "affordable/low income housing" are simply not enough for the amount of local people who are being priced out of their hometown. 661 RV spaces is gigantic. With the few restaurants and bars that are already packed on any given summer night, how will this influx of tourists aid in any of the already existing overcrowding issues that Upper KittCo already deals with?

I am all for affordable housing construction. I am interested in the trails and public spaces that are slated to be preserved, however, even more disturbance and forest removal along Bullfrog Road will be detrimental to the small towns that are further upvalley. It is obvious that there are very real concerns involving safe ingress/egress from Ronald/Roslyn in the case of an emergency such as a wildfire. There is basically only one road out (903). With even more congestion blocking the one road of egress, how will that solve these preexisting safety concerns that are deeply disturbing for Upper County residents? Solutions to these issues need to be addressed first before creating any more development in the area.

Please either shrink the size of the RV park or do away with it. Please do not bring even more congestion to the small, peaceful communities of Upper County.

Thank you.

Lauren Segarra

8171 SR 903 Ronald, WA 98940

From:

Kristi Payne <klkpayne@gmail.com>

Sent:

Tuesday, August 17, 2021 5:23 PM

To:

Planning

Cc:

Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject:

47°North

Growth is one thing....this thing is a horrible idea as it is planned now. NO!!!!!! Please, NO!!!!!! Don't do this to us!!!

Kristi Payne

From: Jeff Payne <nimrod674@gmail.com>
Sent: Tuesday, August 17, 2021 5:44 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: Bullfrog flats

This concerns us all,

Growth is inevitable, We have seen enough growth in the past couple of decades that has stressed our infrastructure. I realize growth brings in money to cities and businesses.

If we allow this development to proceed as it is now we will be frustrated way more than anyone should be.

No, our community deserves better than this.

Jeff Payne

From: Laura Swanson <lcswanson125@gmail.com>

Sent: Wednesday, August 18, 2021 4:28 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degree North

To the City of Cle Elum,

I am writing to express my concern for the proposed Bullfrog Flats development.

- * The proposed development is not in the character of upper Kittitas County.
- * The proposed development would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- * The ownership structure of the manufactured homes does not promote the economics of citizens of the county. Owning a depreciating manufactured home without having ownership of the property would result in economics that perpetuate economic class divides and hinder citizens' abilities to grow net worth over time. While the value of the lease may increase over time with inflation, the **primary benefits of ownership will accrue to a private business**, wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not the community.
- * The ownership structure will not provide a strong tax base for the city. This would erode Cle Elum's ability to provide services to the citizens of the full township.
- * Related, the proposed development would create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that are unlikely to be fully mitigated by the developer, and therefore, will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- * Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.
- * The proposed development occurs close to the river, which is an important area for fish and wildlife.

Sincerely, Laura Swanson MD Homeowner at 606 S 2nd Street Roslyn, WA 98941 Primary Residence at 3053 35th Ave W, Seattle, WA 98199 Proud 2002 Cle Elum / Roslyn High School graduate!

From: Jenny J <jenny04930@gmail.com>

Sent: Thursday, August 19, 2021 6:37 AM

To: Planning

Subject: 47 Degrees North Major Amendment Proposal

I'm writing this because I am very, very concerns about the Sun Communities 47" North proposal for the Bullfrog Flats property. The proposed manufactured home/RV community.

Our infrastructure is already challenged.WE CANNOT handle the addition ipact on our roads, police, fire, schools, emergency services, hospitals and other public services.

It would create yet another new and separate tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.

It will create traffic congestion and gridlock conditions on weekends in the least.

For all of these reasons and MORE, I impolor the City to DENY this proposed major amendment and retain the currently approved land use of the property.

Respectfully, Jenny Aurit 411 W. Utah Ave Roslyn, WA

From: Susan Teem <steem501@gmail.com> Sent:

Thursday, August 19, 2021 7:57 AM

To: **Planning**

Cc: Jay McGowan; John Glondo; Ruston Weaver

Subject: 47 Degrees North Major Amendment

I am writing to inform you of my serious concerns regarding the Major development proposed for Bullfrog Flats, 47 Degrees North. This will be a Major impact to the upper county way of life, influx of population most of which will not be permanent residents who pay taxes and support our county.

We can't keep items on the shelves at our local grocery store as it is. Residents have no other choice in Cle Elum but to go to Safeway at this point and a new development, even if they have a small RV Park store, will be using our local store as well.

Bullfrog Road cannot handle the capacity of vehicles that will be using it from this new development. The general impact on roads, schools, fire, police, hospitals, etc could be devistating to our small community. 47 Degrees North is a private company and will hold all the property for themselves. The land will be lease only so all of the folks staying there will not be participating in the support of our town. It only helps the company get wealthier.

This new development is in no way in keeping with the small town, neighborhood character of the Cle Elum/Roslyn area.

I implore you to DENY this proposed Major amendment and retain the current land use for the property.

Thank you,

Bob & Susan Teem PO Box 973 Roslyn, WA 98941 steem501@gmail.com

From: Ashley Dunn <ashleydunn2188@gmail.com>

Sent: Thursday, August 19, 2021 9:05 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment proposal

Hello,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ashley Dunn

109 S 5th St Alley, Roslyn

From: Irene Bjorklund <Irene@tbarconstruction.com>

Sent: Thursday, August 19, 2021 10:18 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I urge you to <u>DENY</u> this proposed major amendment and retain the current approved land use for the property i.e. zoned/approved as an expansion of Cle Elum's residential neighborhood. This amendment changes the traditional residential housing development to a very large, manufactured home community/RV Resort. I am extremely concerned about the amended Sun Communities 47° North proposal for the Bullfrog flats property for the reasons listed below:

- the dramatic increase of people over our current populations and RV visitors will strain if not break our local schools and services such as hospitals, police, and fire departments. Our emergency services can barely respond to our current needs let alone a dramatic population increase of 70 100%.
- the increased services required will fall on the current property owners and not be paid for by the "new residents or visitors" or the landowner, Sun Community.
- it is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Irene Bjorklund | Irene@TBarConstruction.com | Cell phone (206) 617-6868 190 Cake Box Lane, Cle Elum, WA 98922

From: Michael G. Karn < Michael@tbarconstruction.com>

Sent: Thursday, August 19, 2021 11:04 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: FW: 47 Degrees North Major Amendment

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I urge you to <u>DENY</u> this proposed major amendment and retain the current approved land use for the property i.e. zoned/approved as an expansion of Cle Elum's residential neighborhood. This amendment changes the traditional residential housing development to a very large, manufactured home community/RV Resort. I am extremely concerned about the amended Sun Communities 47° North proposal for the Bullfrog flats property for the reasons listed below:

- the dramatic increase of people over our current populations and RV visitors will strain if not break our local schools and services such as hospitals, police, and fire departments. Our emergency services can barely respond to our current needs let alone a dramatic population increase of 70 100%.
- the increased services required will fall on the current property owners and not be paid for by the "new residents or visitors" or the landowner, Sun Community.
- it is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Michael 206 682-1186 206 391-5602 Cell

From:

Jay McGowan

Sent:

Thursday, August 19, 2021 11:40 AM

To:

Meagan Hayes; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net);

Planning

Subject:

FW: 47° Housing Project

From: Kathy Wyborski <wyborskikathy@yahoo.com>

Sent: Thursday, August 19, 2021 11:33 AM

To: Jay McGowan <imcgowan@cleelum.gov>; Casey Clark <casey@nkctribune.com>

Subject: 47° Housing Project

Dear Mayor,

This development is too impactful on the environment. Fire hazards, along with water deficits will plague our community for decades to come.

Close down the project IMMEDIATELY and reevaluate the Environmental Impact then REJECT this development.

Thank you for your time,

Kathy Wyborski Cle Elum WA

From:

Judy Dow

beancounter1942@gmail.com>

Sent:

Thursday, August 19, 2021 12:55 PM

To:

Planning

Cc:

Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject:

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully, Judith M Dow 202 E. 3rd St Unit #202 Cle Elum, WA. 98922

Sent from my iPhone

From: Matthew Youngblut <youngblutmatt@outlook.com>

Sent: Thursday, August 19, 2021 1:12 PM

To: Planning

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Also I have 3 young kids and would love them to have a future in this community. I feel that approval of this would kill our community. It would be full of people that have no invested interest in the community and come and go on a whim and not care about the community.

Respectfully,

Matthew Youngblut

205 Maddison St.

From: Sue Mickelson <suem@sanelli-insurance.com>

Sent: Thursday, August 19, 2021 2:58 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; bwiliams@cleelum.gov; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

Attachments: 47degreesnorthletter.pdf

Please see attached letter regarding the 47 Degrees North Major Amendment. As both a resident and business owner in Cle Elum, I can strongly say that this development would be the down fall of our amazing community that we are all lucky enough to get to call home.

Thank you, Sue Mickelson City of Cle Elum - Mayor, City Council members, Planning Department

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sue Mickelson, Cle Elum Business Owner and Resident

From: melonie cooper <mcooper0723@gmail.com>

Sent: Thursday, August 19, 2021 3:54 PM

To: Planning

Subject: 47 Degrees North Amendment Proposal

I think Tom Uren and Irene said it best but I 1000% agree with them. Roslyn/Cle Elum are and always have been my home; my families paternal and maternal have been here for 5 generations and this is not good progress for our beloved community!

I urge you to DENY this proposed major amendment and retain the current approved land use for the property i.e. zoned/approved as an expansion of Cle Elum's residential neighborhood. This amendment changes the traditional residential housing development to a very large, manufactured home community/RV Resort. I am extremely concerned about the amended Sun Communities 47° North proposal for the Bullfrog flats property for the reasons listed below:

- the dramatic increase of people over our current populations and RV visitors will strain if not break our local schools and services such as hospitals, police, and fire departments. Our emergency services can barely respond to our current needs let alone a dramatic population increase of 70 100%.
- the increased services required will fall on the current property owners and not be paid for by the "new residents or visitors" or the landowner, Sun Community.
- it is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Melonie Cooper

From: rotownsound <rotownsound@gmail.com>

Sent: Thursday, August 19, 2021 4:19 PM

To: Planning

Subject: 47 Degrees North Major Amendment

Please add the following comments to the public record in regards to the 47 Degrees North Major Amendment.

I have very strong concerns about the Sun Communities 47° North proposal for the Bullfrog Flats property. The City of Cle Elum is responsible to the entire Upper Kittitas County in consideration of the primary, secondary, and tertiary effects that would radiate for many years to come if approved. But I cannot recommend that you approve the proposed manufactured home/RV community because it:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Leah Knight 125 5th Street, Roslyn, WA

From: Derek Schatz <a href="mailto:center-align: center-align: center-al

Sent: Thursday, August 19, 2021 5:47 PM

To: Planning

Cc: Beth Williams; John Glondo; Jay McGowan; Ken Ratliff; Mickey Holz; Matthew Lundh;

Ruston Weaver; Steven Harper

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
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- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Derek Schatz

3959 Hidden Valley Rd

Cle Elum WA 98922

From:

Rebecca Harrison <wanderinkat@hotmail.com>

Sent:

Thursday, August 19, 2021 8:32 PM

To:

Planning

Subject:

47 Degrees North Major Amendment proposal

City of Cle Elum - Mayor, City Council members, Planning Department,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Rebecca Harrison 440 Sunshine Way Cle Elum Wa 98922

Sent from my iPhone

From:

Jen Oertli < jenoertli@yahoo.com>

Sent:

Thursday, August 19, 2021 10:19 PM

To:

Planning

Subject:

47° North and the ridge development

Dear City of Cle Elum,

I understand that the growth of Cle Elum and upper Kittitas county is inevitable, however our local resources are already tapped. Locals are not benefiting from this. 1 or 2 businesses might benefit, but the 47° North community will be part timers and keep to themselves... just like Suncadia and TC.

47° north is a terrible idea.

It is tragic we are trashing our ridgelines with Sean Northrup's projects. Hell, he hasn't even finished the East 3rd street projects he has started. It is also a shame you allowed this developer to get away with cutting down the wrong trees and building roads where they weren't allowed to. I'm heartbroken to see the mess they're making on 7 hill. Why aren't we preserving our ridge like Roslyn? Are we to be another Issaquah (urban sprawl)?

Couldn't let this go without comment, thanks for your time,

Jennifer Oertli

From:

David Van Wert <dmvanwert@gmail.com>

Sent:

Friday, August 20, 2021 8:55 AM

To:

Planning

Subject:

47 Degrees North

Honorable Mayor and City Council Members,

I am writing to express my concerns on the 47 Degrees North Development as it now stands. I am for affordable housing for the workers that our community is going to need as our city grows. However, I am not in favor of a development with corporate land ownership where the homesite lease rates are subject to change. Real affordable housing results in a sense of ownership for the home owner and builds a sense of community for all of the residents. I believe that this proposed trailer park with be decisive for the City of Cle Elum. As for the RV sites, surely there is a better location further from the City center that wound not impact the traffic flow for the current residents of our community. I moved to Cle Elum in 2017 to finish my career as an international captain for Delta Air Lines because of the community that is Cle Elum. With over a 1000 trailers and RV sites close into town surely this community will change for the worse. If the 47 Degrees North Development is approved as it now stands we will have many short term residents with no long term commitment to Cle Elum. This looks like a great deal for the developers and a bad deal for the City of Cle Elum and its citizens.

I live on Summit View Road above the City Heights development. It seems to me that we have our work cut out for us just keeping up with the incressing population that will happen as the 900 plus homes are built in the City Heights and Ederra communities.

Respectfully,

David Van Wert
The Vistas at Cle Elum HOA president
dmvanwert@gmail.com

From:

JEANIE LAMBE

bjlambe@msn.com>

Sent:

Friday, August 20, 2021 9:55 AM

To:

Planning

Cc:

Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject:

47 Degrees North Major Amendment

Attachments:

47 Degree Letter.docx

Attached is a letter outlining our concerns about the amended project. There are so many things this project would impact in our community. Thank you in advance for taking the time to read it.

Brad and Jeanie Lambe

City of Cle Elum Mayor City Council Members Planning Department

Re: 47 Degrees North Major Amendment Proposal

We are writing to provide the city with our very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property)
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- will create <u>extensive traffic congestion and gridlock conditions</u> and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, we urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Brad and Jeanie Lambe 741 McDonald Road Cle Elum, WA 98922

From: Mark Linton <marklin@microsoft.com>

Sent: Friday, August 20, 2021 10:41 AM

To: Planning

Cc: kaley.linton@hotmail.com; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams;

Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment - Cle Elum resident feedback

Addressed to the City of Cle Elum – Mayor, City Council members, Planning Department

Regarding: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

As residents in Suncadia, we have been following the situation closely and there are several aspects of the proposed manufacture home/RV community that I believe will negatively impact the community and reduce essential and community services for all residents.

Sun Communities' proposal has several areas that I believe are not in Cle Elum/Roslyn's long-term interests:

- The development will significantly and immediately increase population density for Cle Elum, with no real plans from the developer to fund additional infrastructure and services needed to support the population explosion. This is a fundamental concern a large publicly traded company taking advantage of Cle Elum to expand their business, without a clear plan in hand to ensure that they pay for needed improvements.
- This development will also create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer. Even today, traveling in the area to i90 at peak times is congested with roads and infrastructure unable to cope. It's unfathomable what the situation will be like with the same infrastructure needing to accommodate thousands of additional transient travelers.
- Finally, I am concerned that the density proposed by the developer contradicts current zoning
 requirements, including the character of the development and visibility from Bullfrog Road, and
 placement relative to Cle Elum also going against current approvals. Cle Elum is a beautiful area where
 visitors come to relax and recreate. This massive proposed development will irreparably impact the
 character of the landscape and attractiveness of Cle Elum for future visitors.

As full-time residents in Suncadia, we feel fortunate to live in such an amazing, natural area. And we are also very conscious of the need for additional housing locally so that Cle Elum has more affordable housing available for those that want to work and live in the community, versus traveling in from Ellensburg or the west side. However, I have serious concerns that that this rapid, high-density development is going to be a

mistake for Cle Elum. I know the city is taking time to assess, hear from residents and take into account community impact, impact on our natural environment and critical services. I would ask the city to deny the proposed major amendment and retain current approved land use for the property.

Respectfully submitted,

Malle

Mark and Kaley Linton

171 Portal Ct

Cle Elum WA 98922

From:

Naguib Youssef <neyoussef@gmail.com>

Sent:

Friday, August 20, 2021 11:48 AM

To:

Planning

Subject:

No to 47 Degrees North

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I urge you to DENY this proposed major amendment and retain the current approved land use for the property i.e. zoned/approved as an expansion of Cle Elum's residential neighborhood. This amendment changes the traditional residential housing development to a very large, manufactured home community/RV Resort. I am extremely concerned about the amended Sun Communities 47° North proposal for the Bullfrog flats property for the reasons listed below:

- the dramatic increase of people over our current populations and RV visitors will strain if not break our local schools and services such as hospitals, police, and fire departments. Our emergency services can barely respond to our current needs let alone a dramatic population increase of 70 100%.
- the increased services required will fall on the current property owners and not be paid for by the "new residents or visitors" or the landowner, Sun Community.
- it is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Naguib Youssef, DDS

www.affinitydentistry.com

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From: Evy Kollia <evyeniakollia@gmail.com>
Sent: Friday, August 20, 2021 11:55 AM

To: Planning

Subject: No to 47 Degrees North

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I urge you to DENY this proposed major amendment and retain the current approved land use for the property i.e. zoned/approved as an expansion of Cle Elum's residential neighborhood. This amendment changes the traditional residential housing development to a very large, manufactured home community/RV Resort. I am extremely concerned about the amended Sun Communities 47° North proposal for the Bullfrog flats property for the reasons listed below:

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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully.

--

Evyenia Kollia DMD

2701 Eastlake Ave E, #104 Seattle, WA 98102 206-588-0714 www.aestheticasmiles.com

http://www.facebook.com/aestheticacontemporarydentistry

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From:

Jeannie Wailes & Arnold Blancher < redsealcollision@gmail.com>

Sent:

Friday, August 20, 2021 2:19 PM

To:

Planning

Cc:

Jeannie and Arnold

Subject:

No to 47 degrees Sun Communities developemnt.

Dear City of Cle Elum,

I bought and built on 3.5 acres here is Cle Elum area. My parents lived here throughout the Suncadia development years.

The inclusion of the land into the city of Cle Elum in 2002 was not meant to look like this nor would anyone approve this now.

The land in question was to be developed with residential neighborhoods, with proper taxation to cover the added burden on roads, fire and emergency services and schools not this private rental resort that has no skin in the game. I read two Facebook posts. One with the maps and this post that states it so eloquently. I is my sentiment exactly only worded better.

Please do not approve this land use. This is not what our community is about, it's not why we live here.

The Bullfrog Flats property was incorporated into Cle Elum in 2002 and zoned/approved for an expansion of Cle Elum's residential neighborhoods consistent with the city's traditional architecture, over a period of 30 years once development started. To date there has been no development on the site.

Sun Communities REIT has proposed to change this existing approval and replace the traditional residential house development with a large manufactured home community/RV Resort, which looks like it will essentially function as a large private tourist resort.

The Sun Communties development would include:

- 707 Manufactured residential units (527 single-Family, 180 multi-family); All manufactured houses for sale and owned by residents (apparently no restrictions on rentals) but all of the "lots" will be owned by Sun Communities and leased by house owners. None of the proposed manufactured houses are considered to meet criteria as affordable housing (per the EIS),
- 627 site RV Resort,
- All major resort amenities to remain private
- 25-acre future commercial development (not part of Sun Communities proposal, retained by Suncadia, no guaranteed time table on when it would be built)

To put all of this in perspective:

• The total population of Cle Elum/Roslyn/South Cle Elum is about 3,350. Depending on its final approval, the Sun Communities project will add 1,490 to 1,650 more people plus 940 to 1,880 RV visitors per day, increasing the population of the three cities by 73% to 105%, depending on time of year.

• By itself the project would more than double the current size of Cle Elum and would be the largest development in the city's history.

This near doubling of population will have huge impacts across the board on upper county public facilities and public services, including roads, city facilities, county facilities, emergency/hospital services and schools.

- the police department will need to double in size (6 to 8 new officers, new equipment, new vehicles, new station expansion),
- emergency, fire, medical and hospital;/clinic services will need to approximately double (3 new full time professional fire fighters, 5 new EMT's, 6 new paramedics, 2 new physicians, 5 APCs, 9 RNs),
- the school system will be 20%+ over capacity (12 new teachers, 4 to 5 new buses, additional classrooms),
- Traffic congestion will increase greatly on the major roads in the upper county. 16 separate intersections and associated roads will reach failing levels of service (total congestion) during peak periods after the project is fully built,
- County operated facilities and services, including the Cle Elum transfer station will need to be expanded.

These are serious major impacts that will cost many tens of millions of dollars to correct, if they can even be fully corrected at all. How is the developer proposing to address these serious issues? The developer is not proposing to actually take responsibility to build or expand any road or intersections outside of its own Bullfrog Flats site. But rather is proposing to pay a "% share fee" to the city as mitigation. The problem is the "fee" proposed is only a small percentage of the actual cost of what's needed to expand all the congested roads. And the developer has proposed to pay little, or in some cases even no, "fee" for other needed public facility expansions and/or budget shortfalls for schools, emergency and hospital services, transfer station, etc. to accommodate the doubling of population.

As part of the EIS Cle Elum commissioned fiscal studies on how the project would impact city and upper county public service budgets and how that would compare with the fiscal effects of current approved land use. The studies show that over time the taxes collected from the Sun Communities project will be far less than what would have been collected from the currently approved traditional neighborhood, and collected tax revenue would not nearly be enough to offset either the City's increased cost for services (Police, Fire, Parks, Public Works) or the increased costs for schools, emergency services and other upper county public services. The studies are basically silent on where the rest of the funding will come from, or who exactly will be responsible to actually build or expand public service facilities, but without the developer stepping up we all know the burden will fall on taxpayers. If this project is approved as proposed, it's quite clear the choice facing the upper county will be to suffer congested roadways, overcrowded schools, reduced police and emergency services, etc., OR, increase taxes to pay for what's needed. Without a doubt, if approved by the city as currently proposed the residents of the county will be subsidizing this project and taxes will go up.

Instead of a residential community of individually owned homes with roots and financial stakes in the City of Cle Elum and the upper county, the Sun Communities project is, and will continue to be, a large private business owned by a publically traded company headquartered in Michigan. Sun Communities will retain ownership and control of all of the underlying land and all decision making on how to operate and manage the community will ultimately be subject to the approval of company headquarters. And, as currently proposed, we the public will be subsidizing this private resort business.

Even though 47 Degrees North would be a small part of Sun Communities total holdings, it would constitute the largest manufactured home community and RV resort in Central Washington. It's likely it would be the largest of its kind outside the southwest, California, Texas and Florida. A reasonable person could see this proposal for what it is, a very large experiment in a new type (for us) of wholly owned corporate resort community that no one in Kittitas County, or Central Washington, has experience with. The success, or failure, of this community, and whether it becomes a positive

part of the community or a negative forever, will in large part be up to a huge publically traded corporate entity, or a future owner if they decide to sell, or the venture fails to meet their business objectives at some point. There is no guarantee that the developer the city is dealing with now will be the entity the city will deal with 10 years from now. A reasonable person should be skeptical that a publically traded corporate entity will place the needs and well-being of our community at the top of its list of business goals.

I urge Cle Elum to deny this proposal and retain the current land use on the property.

Jeannie Wailes & Arnold Blancher frosty5@gci.net

From:

Morgan, Jeffery O < Jeffery.O.Morgan@delta.com>

Sent:

Friday, August 20, 2021 2:48 PM

To:

Planning

Subject:

47' North development on Bull Frog Road

This was supposed to be a residential Community. It has turned into a trailer and RV park with 673 manufactured homes and 661 RV sites ?! I think that this development is a bad deal for the City of Cle Elum and its residents. We will get many short term renters and its impact on city services and traffic flow will be felt by all.

You will turn Cle Elum into a trailer trash ghetto. Go visit downtown Seattle and ask yourself if you'd like to live there? That's why everyone is leaving the cities.

Don't build Cle Elum into a future ghetto!

Jeff Morgan.

Sent from my iPhone

From: Jay McGowan

Sent: Monday, August 23, 2021 9:00 AM

To: Planning; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan

Hayes

Subject: FW: Stop 47 Degrees N.

From: Allison Carpenter-Koch <kochenter@gmail.com>

Sent: Sunday, August 22, 2021 7:03 AM
To: Jay McGowan < jmcgowan@cleelum.gov>

Subject: Stop 47 Degrees N.

Dear Councillor McGowan:

I have been a Kittitas County resident and homeowner since 1992, and I object to the type of development proposed by Sun Communities. Please reject it! It will have a huge impact on the community and does not pay for itself.

I urge you to consider keeping Bullfrog Flats to its original development plan, with property owners owning their land, rather than a corporation based in Missouri. If 47 Degrees North gets built, we will all be paying for infrastructure and public safety for many years to come as they reap the profits.

Thank you for your time.
Allison Carpenter

870 Game Farm Rd, Ellensburg, WA 98926

From: Jay McGowan

Sent: Monday, August 23, 2021 9:00 AM

To: Planning; Meagan Hayes; Gregg Dohrn - GRDohrn & Associates

(Greggdohrn@comcast.net)

Subject: FW: 47 Degrees North

From: gretchen Pitts <pittsgretchen@yahoo.com>

Sent: Saturday, August 21, 2021 12:40 PM
To: Jay McGowan < jmcgowan@cleelum.gov>

Subject: Fwd: 47 Degrees North

Sent from my iPad

Begin forwarded message:

From: gretchen Pitts < pittsgretchen@yahoo.com>

Date: August 21, 2021 at 12:35:04 PM PDT

To: planning@cityofcleelum.com Subject: 47 Degrees North

I am writing to provide the city with my very strong concerns about the 47 Degrees North proposal for the Bull Frog flats property. I have been a resident of this community for the past 5 years. The community feeling has been a refreshing change from the traffic and congestion of the West side. I don't believe the infrastructure can support this project nor do I feel the impact of this development will enhance this community. I support affordable housing but a large R V park does not provide a tax base to pay for the roads, emergency services, police, fire, which will ensue due too much building. Bullfrog road already experiences congestion . I ask the city to DENY THIS PROPOSED ADMENDMENT and RETAIN THE CURRENT APPROVED LAND USE OF THIS PROPERTY.

Earl and Gretchen Pitts

Sent from my iPad

Sincerely,

From: Sent: E. Eric Johnson III <eric@lillmonster.net> Monday, August 23, 2021 11:12 AM

N

To:

Planning

Cc:

Jen - Cell

Subject:

47 Degrees North Major Amendment proposal

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

Hello fellow citizens of the upper county,

Yes, 47 Degrees North is a community disaster just waiting to happen. Not just for Cle Elum, but Roslyn, Ronald, and Salmon Le Sac too. The reasons behind shutting this project down are near infinite.

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Eric Johnson & Jennifer Lill

Name

E. Eric Johnson III

Address

110 N D Street

Roslyn, WA 98941

From:

Mike Bell <michbe7777@hotmail.com>

Sent:

Monday, August 23, 2021 11:32 AM

To:

Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject:

47 Degrees North Major Amendment

Mr. Mayor, Planning Department & City Council Members,

After review of this proposal, I respectfully submit the following.

Both options present a near doubling of the local population and I've not heard of any plans for how to deal with this expansion, the significant public safety, life, and fire risks, and who will fund it. What I have heard is the corporate developer refuses to pay more than a meager percentage amounting to a small fraction of the overall funding for all of the immense infrastructure costs needed to support such an explosive growth plan.

As local citizens of Cle Elum, you were elected to represent your fellow constituency. I can't imagine your constituency is going to sit idly by and allow you to place the burden of these costs on their shoulders through local tax increases while a large corporate entity from the Midwest focuses solely on maximizing their shareholder value.

If you think approving this measure is going to be a boon to your local economy, I urge you to have a more balanced approach and think strategically about the potential outcomes.

The population increase from the existing plan will result in those who want to lay deeper roots in the local area, make meaningful contributions to our community, and call Cle Elum their home. The tax base will also be considerably higher and more beneficial to the local economy. The horizon to build these homes would be much longer and give the city and county a more reasonable time period to address all of the public service increases necessary to facilitate this expansion.

You should also do more extensive research on Sun Communities, as they have established a track record of total disregard for their residents, customers, and local communities in which they operate.

All of the major county executives, your colleagues, have already given a thumbs down to this new proposal. If you were to approve this measure, unilaterally, a rational assumption some may make is there's some level of corruption in the City of Cle Elum mayoral office or city council.

A down vote on this new proposal should be an absolute no-brainer.

If you approve, I wouldn't expect your decision to survive the appellate process. No judge in his or her right mind presented with the entire body of evidence versus the narrow perspective of a few is going to decide this is a good idea.

And I suspect neither does your constituency.

Respectfully,

Michael Bell 400 Tipple Hill Loop Cle Elum, WA 98922

From: James Green <jwgreenbns@gmail.com>
Sent: Monday, August 23, 2021 11:34 AM

To: Planning

Subject: 47 Degrees North project

I am a long time citizen of Cle Elum and to this project I see no benefit to the city or the upper county. If the developer would pay ALL costs up front to improve ALL access roads and ALL costs associated with emergency services improvements and school district improvements and infrastructure improvements, then maybe we could discuss it. I see no guarantee that all these things would be done at no cost to the city or county at full build out or ever. I disagree with this project and oppose approval.

James W Green

From:

Jay McGowan

Sent:

Monday, August 23, 2021 11:39 AM

To:

Planning; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan

Hayes

Subject:

FW: 47 Degrees Amendment Proposal

----Original Message----

From: Mark < Mark@pacificsportswear.com> Sent: Monday, August 23, 2021 10:57 AM To: Jay McGowan < jmcgowan@cleelum.gov> Subject: 47 Degrees Amendment Proposal

Mr. Mayor,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. There is a BETTER way, you don't need to accept this proposal!

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.
- the positive economic impact is less than half of the original designated use for the property.
- -In the face of these problems, with opposition from the Sheriff and the County Commissioners how in good conscience can this project be approved?

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current
approved land use for the property.

Respectfully, Mark Winward

206-310-9890 Cell

Sent from my iPad

From: M Leslie <mleslie76@gmail.com>
Sent: Monday, August 23, 2021 11:48 AM

To: Planning

Subject: 47 North/Rezoning

M Leslie <mleslie76@gmail.com>

11:10 AN

to planning



Dear Planning Commission,

I have received your rezoning letter as a new member of the community, having inherited a house on Third St. I tried using the link from your website but it didn't work so I'm trying again.

This summer I spent weeks up at Salmon la Sac, which was overcrowded and full of people who were not camping. I watched a group of 20 people, who were just having a get together, move rocks for 5 hours to reshape the small Cooper river into what they wanted it to be. As my brother in law works at Wanapum Dam, and had just released spawning salmon into the river, I was aghast at the huge amount of destruction this group did. One of the women said that they don't stay at the campground, they just come up and use the river. They were not local.

If you aren't familiar with the environmental damage this does to the spawning trout then please check with the Cle Elum Ranger District. During this time, there is no fishing on the three local rivers. There were groups of people, also not local, who spent the time fishing with Montana like rods (very nice equipment). When I pointed out the huge sign, they said they hadn't seen it. The lady at the Last Resort store said that this is a frequent occurrence. They were fishing for four days. There is no ranger at the campground. The sheer number of tourists overwhelms the station I'm sure.

People parked alongside the river in huge numbers during Covid, and the garbage was so bad that it attracted bears up and down the river where camping is free. There are no restroom facilities. It was not as bad this year, but Lake Cle Elum, with no easy access to restrooms, was hugely popular this year, with multiple large groups driving over to use it for day use. ATV's were charging up and down the lake bed stirring up dust. As the lake shrinks, hundreds of cars potentially use the beach each day. I counted 200 cars one Sunday. 200!!!

These are the places that Suncadia is using to pull people into buying their property. These are small areas, not sustainable for the large volume use that the planning commission seems to feel they can bear. One beautiful spot at Salmon la Sac has been modified with the use of a cable rope to allow large amounts of visitors to go down to a swimming hole, which would be fine but in such large numbers the hill is degrading, there were about eight dogs in the water when I was there and garbage left on the Cooper Rocks by the Blue Hole.

Now I see that you are not fighting another huge development. The forest and water use and abuse of public lands, not to mention the sheer traffic it will bring to the Cle Elum streets when Google Maps sends them down Second Street when they can't get on the freeway will be criminal. Mobile homes do not appreciate in value. The Cle Elum River is TOO HIGH for recreational use, so all of these people will now crowd the very places that we are trying to keep. The natural resources cannot support this. We aren't a huge lake like Chelan. It is a tiny place with terrible growth.

In addition, who is going to supply these places with water? That area is VERY DRY. It is scrubby pine trees. In past years, we've had water shortages in Cle Elum, and that will happen again with the lack of rain.

I read your environmental report, which I think you just ignored because it only talks about animals, and animals don't bring in money. This development will not bring in money enough to justify the destruction of the land. No mobile home park ever appreciates in value. We do not need affordable forest living, I don't even know that that is. The developer's website is so badly done I can tell that they do not care at all. Natural resources are not a source of revenue.

Please do a better look at this.

--

Martha Leslie 17101 124th Ave E K201 Puyallup WA 98374

312 E. Third St. Cle Elum, WA 98922

--

Martha

From: Carrie Menzel <menzel24@hotmail.com>
Sent: Monday, August 23, 2021 11:59 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper,

Matthew Lundh

Subject: 47 Degrees North Major Amendment

Importance: High

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Carrie Menzel 31 Four Wheel Dr Cle Elum, WA 98922

From: Sibyl Maer-Fillo <walkinbeautyyoga@gmail.com>

Sent: Monday, August 23, 2021 12:10 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment Proposal

Dear Mayor, Council Members and Planning Department,

I am writing to share my very strong concerns about the Sun Communities 47°North proposal for the Bullfrog flats property. The proposed manufactured home / RV community is not the appropriate, safe or in any way the type of development we want to allow in our area. As a Roslyn resident for the past 17 years, I am already worried about the changes brought on by current development and the popularity of our town and greater community.

There are SO many reasons to deny this project including much of what I know you are hearing from others--that the design is not in line with the character of Cle Elum and upper county, the people who would be in this community do not own their properties and it creates a significant population of people who may be transient and not vested in our community yet demand use of our local resources and infrastructure. I could go on and on, however, I am most concerned about approving something so massive, so potentially transformative when we live in a wildland interface and climate change has already shown us we are incredibly vulnerable to fire, drought and unstable weather patterns. Any development that happens now and in the future must be smart, forward thinking and not put current residents at risk. This development does not make the cut. Please deny it as it is currently proposed.

Respectfully,

Sibyl Maer-Fillo 104 N 4th St. Roslyn

From: George Menzel <georgemenzel@msn.com>

Sent: Monday, August 23, 2021 12:15 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh

Subject: RE: 47 Degrees North Major Amendment

Importance: High

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

George Menzel 31 Four Wheel Dr Cle Elum, WA 98922

From: k.c.lucke@fairpoint.net

Sent: Monday, August 23, 2021 12:34 PM

To: Planning

Cc: Jay McGowan; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver; John Glondo

Subject: 47 Degrees North Major Amendment

To the Mayor of Cle Elum, the Cle Elum City Council members and the Planning Department regarding the 47 Degrees North Major Amendment Proposal:

My husband and I wish to address our city leadership with our strong concerns about the Sun Communities 47° North Amendment proposal for the Bullfrog Flats property.

As property owners in the city limits of Cle Elum and as residents within Kittitas County we are concerned about many aspects of this amended proposal. After reviewing documents on the city website and reading Jim Fossett's article on the development in the August 19, 2021 edition of the Northern Kittitas County Tribune we want to address those areas of the most concern to us at this time:

- 1. The proposed manufactured homes for this plan would be situated on land not owned by the homeowner but by a for-profit out of state company, Sun Communities. With the cost of the manufactured homes and the cost of the lot lease these homes will not be affordable and are not conducive to investment by families starting out and looking to have their property appreciate in value. Lease costs can easily escalate and create an unstable situation for those leasing a site. These are not the conditions needed to form a neighborhood community.
- 2. This development will create serious and significant impacts on roads, police, fire, schools, emergency services and other public services that won't be fully mitigated by the developer. This will result in property owners outside of this project being disproportionately burdened by the impacts created by this development.
- 3. This development will create extensive traffic congestion and gridlock on all surrounding roads. Sheriff Myers states that the only mitigation currently planned for traffic control at Bullfrog Road and SR903 is adding stop signs. These roads are already heavily impacted by traffic, particularly on weekends. Including hundreds of RV's in this mix will undoubtedly add to additional serious congestion and additional traffic accidents.
- 4. The population increase projected by this development would more than double the population of Cle Elum. This will have a huge impact on the school district and yet the project as proposed will not pay for the additional teachers, classrooms and staffing needed by that additional population. This will lead to increased taxes for tax payers throughout the county or a reduction in services and quality of education.

This project is not in character with the City of Cle Elum or the upper county. The concerns raised by county leaders, neighboring cities and our own Cle Elum residents are real and will impact not only city residents but residents throughout the county. We respectfully ask that the City of Cle Elum deny this proposed major amendment and retain the current approved land use for the property.

Kurt & Claire

Kurt & Claire Lucke 2580 Hidden Valley Road Cle Elum, WA 98922

509-857-2580 509-304-5313

From: Lori Clemente <loric916@gmail.com>
Sent: Monday, August 23, 2021 2:05 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North project

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

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For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Stefan and Lori Clemente

Cle Elum

From:

k.c.lucke@fairpoint.net

Sent:

Monday, August 23, 2021 2:55 PM

To:

Planning

Subject:

FW: 47 Degrees North Major Amendment

Also, we'd like to be kept in the loop on any updates or additional information on this proposal. O

Our contact information is:

Koort & Claire

Kurt & Claire Lucke 2580 Hidden Valley Road Cle Elum, WA 98922

k.c.lucke@fairpoint.net

509-857-2580 509-304-5313

Thank you.

From: k.c.lucke@fairpoint.net < k.c.lucke@fairpoint.net>

Sent: Monday, August 23, 2021 12:34 PM

To: planning@cityofcleelum.com

Cc: jmcgowan@cleelum.gov; kratliff@cleelum.gov; bwilliams@cleelum.gov; mholz@cleelum.gov; sharper@cleelum.gov;

mlundh@cleelum.gov; rweaver@cleelum.gov; jglondo@cleelum.gov

Subject: 47 Degrees North Major Amendment

To the Mayor of Cle Elum, the Cle Elum City Council members and the Planning Department regarding the 47 Degrees North Major Amendment Proposal:

My husband and I wish to address our city leadership with our strong concerns about the Sun Communities 47° North Amendment proposal for the Bullfrog Flats property.

As property owners in the city limits of Cle Elum and as residents within Kittitas County we are concerned about many aspects of this amended proposal. After reviewing documents on the city website and reading Jim Fossett's article on the development in the August 19, 2021 edition of the Northern Kittitas County Tribune we want to address those areas of the most concern to us at this time:

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- 2. This development will create serious and significant impacts on roads, police, fire, schools, emergency services and other public services that won't be fully mitigated by the developer. This will result in property owners outside of this project being disproportionately burdened by the impacts created by this development.
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This project is not in character with the City of Cle Elum or the upper county. The concerns raised by county leaders, neighboring cities and our own Cle Elum residents are real and will impact not only city residents but residents throughout the county. We respectfully ask that the City of Cle Elum deny this proposed major amendment and retain the current approved land use for the property.

Kurt & Claire

Kurt & Claire Lucke 2580 Hidden Valley Road Cle Elum, WA 98922

509-857-2580 509-304-5313

From:

Jay McGowan

Sent:

Monday, August 23, 2021 4:37 PM

To:

Planning; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan

Hayes

Subject:

FW: 47 Degrees North Major Amendment proposal

From: Chris Frankenfield <clfrankenfield@gmail.com>

Sent: Monday, August 23, 2021 3:02 PM

To: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Cc: Chris Frankenfield <clfrankenfield@gmail.com> **Subject:** 47 Degrees North Major Amendment proposal

August 23, 2021

Cle Elum Mayor and City Council Members Cle Elum Planning Department 119 W First St Cle Elum, WA 98922

Regarding 47 Degrees North Major Amendment proposal

Dear Mayor McGowan and City Council Members and all whom this will concern:

I am writing to convey my strong opposition to the proposed amendment for the Sun Communities 47° North proposal for the property on Bullfrog. I understand that the proposed amendment would replace the original agreement for a residential home development with a manufactured home community on leased land and a large RV resort. While I also understand that change and growth is inevitable, I am deeply concerned by the manner in which the city is considering allowing this growth to occur.

The amended proposal for manufactured homes sitting on leased land and RV community at the Bullfrog site would create a transient population that have no invested interest or financial commitment to the existing UKC community. This disregards a fundamental requirement of the current zoning for the property, which is to remain in character with the City of Cle Elum and the Kittitas Valley. The RV resort would be the largest in the state and would not reflect a natural extension of the city, as originally envisioned/required by city zoning and current land use approvals. While we are an area with high tourism, we are a community here who know each other, care for each other and our surroundings, and provide for each other when in need. Travelers, transients, and residents without roots and

ownership do not fit the character of the Kittitas Valley, at least not to the extent of doubling the population.

The manufactured homes will not sit on property that can be purchased and sold and subject to property taxes like the rest of the lots in the UKC, as originally envisioned for the site, but rather owned and managed by the Sun Communities Corporation and taxed at reduced single parcel rate. This reduction in taxes greatly reduces the income projected by the originally proposed residential community of individually owned homes and leaves a huge gap to fill in costs necessary to cover the impact this new population will have on the UKC.

If this proposed amendment is approved, we, the residents of Cle Elum, South Cle Elum, Roslyn, and Ronald will be stuck subsidizing the private resort business at Bullfrog Flats. Based on the environmental reports for the project, all major intersections and roads in UKC will suffer major congestion and failing levels of service if significant road expansions and upgrades are not conducted. The developer is not proposing to mitigate for the increased traffic by expanding or upgrading any existing roads or intersections. The small fee they have proposed to pay the city may not fall in line with the actual costs for road improvements and there is no state funded project on the books to cover the expenses either. We current residents will suffer the expense of failing roads.

Also based on the environmental reports for the project, in order to provide an adequate level of service to include our increased population, we will need:

- -an extension to the schools to include new classroom space, 12 new teachers, 4 new buses;
- -6 more police officers, an additional station, and new equipment;
- -an extension to KVH to include a new facility, equipment, ambulance, 7 paramedics, 6 EMTs, 9 RNs, 2 new physicians;
- -1 new Kitcom dispatcher;
- -an expansion of our solid waste facility

The developer is not proposing to fund or participate in capital improvements, equipment, or staffing costs associated with providing services to the increased population, and the fiscal analysis in the environmental reports for the amended proposal show the private resort's tax base will be far less than what is needed to cover the costs of new services.

Allowing this amended proposal to pass without holding the developer responsible to correct these major issues they will create will have a disastrous effect on the quality of life, service providers, services, and taxes across all of UKC. Unless the City of Cle Elum has the guaranteed means to mitigate the issues that Sun Communities is not paying for, they must deny the amended proposal.

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/RV/manufactured home community. It is for all of these reasons that I

respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely, Christine Frankenfield

PO Box 343 317 S 2ndSt Roslyn, WA 98941

From:

Jay McGowan

Sent:

Monday, August 23, 2021 4:38 PM

To:

Planning; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan

Hayes

Subject:

FW: 47 Degrees North Major Amendment

From: CenturyLink Customer < frande1@g.com>

Sent: Monday, August 23, 2021 4:01 PM
To: Jay McGowan <jmcgowan@cleelum.gov>
Subject: 47 Degrees North Major Amendment

Dear Mayor McGowan; My concerns with this project are threefold:

- 1. What such a project fixes in place as the defining image of Cle Elum to the arriving and transiting world, the impression and probable reality of a highly transient population.
- 2. Impact on costs of providing services, specifically police, fire, and emergency medical.
- 3. The lack of owners who have any investment in the community as a place to live and raise a family. These owners will be focused solely on return on investment.
- 4. The distortion caused by such abrupt growth. This would be roughly equivalent to Seattle as a city of 100,000 overnight incorporating an area the size of all of East King County with a population increase of say 150,000 new souls.

Thanks
Dave Franklin

From: Patricia Garris <pagarris@outlook.com>
Sent: Monday, August 23, 2021 4:43 PM

To: Planning

Subject: speak at counsel meeting and voice my opinion

Approving the North 47 is not only wrong for the people of Cle Elum and the entire Upper Kittitas County. It is wrong on so many levels including the people, ecologically, taxation, emergency services, medical services, health services, school district, and others not listed. Sun Communities is in the middle of a class action lawsuit, a harassment and an unfair treatment lawsuit by those residing and working for the Sun Communities Company.

Why is it bad for Cle Elum and the Upper County?

- 1. Employment the use of mobile homes and modular homes, there will be little construction, purchasing of materials, and employment by our local people.
- 2. Ecological
 - a. Water resources are already tightening in the county and the west. Cle Elum has already embarked on a building extravaganza with the building on 7 hill. We are in the middle of a drought and adding an additional 700+ homes and a RV Center of 600 plus spaces will over power the availability that we have with people already here. This influx is not a sustainable amount. We are already getting signs of people having their wells dry up.
- 3. This type of housing development is not in the character or the original desires of the city of Cle Elum or the Upper Kittitas County.
- 4. This would be a city, within a city.
- 5. The city of Cle Elum would not receive the same amount of taxes under the currently proposed plan, Sun Communities has put in. Due to the lots not being owned by the individuals, but by Sun Communities. The trailer owners, would have to pay lot spaces.
- 6. Overload of roads, police, fire, schools, ems, medical, and public services, which are already overloaded and dangerously stretched to the breaking point. Sun Communities does not have a plan to mitigate this, nor do they plan to help resource this.
- 7. Bull Frog road and SR 903 are both 2 lane roads, in which with an influx of 700 plus homes and RV people will further congest. This will hamper our ems and police, so they will be unable to deliver response to the citizens of the upper county.
- 8. The City of Cle Elum has received letters from the county commissioners, Sheriffs department, Roslyn Mayor, and a variety of other notable people. This in and of itself, should make the city counsel think about this matter before them in a negative light. There are many in the upper county against this project in its current phase.
- 9. The proposition presented before the counsel is vague and does not spell out the intricacies of what is going to happen. If its not spelled out the community of Cle Elum and at large will be taken advantage of as Trendwest did, when they did not follow through on the promised pool for the community.

Ive more, but I'm sure this will take up the 5 minutes of my time.

Respectfully, Patricia A. Garris, M.Ed.

Sent from Mail for Windows 10

From: parr5 < parr5@inlandnet.com>
Sent: Monday, August 23, 2021 6:17 PM

To: Planning

Subject: 47 Degrees North Major Amendment

To whom it may concern: 47 Degrees North Major Amendment

A while back I watched a documentary on manufactured housing communities around the country. I was surprised to learn the truth about them. How they are supposed to help families, and those on a fixed income by creating more affordable housing. They end up doing just the opposite to the people they are supposed to help. Furthermore, how does the 47 North development enhance the quality of life for the actual residence of upper county in any way? You can't get through the round a bout on a weekend; visitors have no investment in the community and trash is strewn everywhere. If only 1 person lived in each dwelling unit it would add 1,374 cars to Bullfrog Road each day. So, double that. Not including the 26-acre business and parking area. Let's change Roslyn's name to Everett #2. What are city leaders thinking? But what about families who buy there?

Families that buy the modular homes pay higher interest rates on their loans, and though they can be less expensive than stick frame, they do not retain their value. They place the modular onto land that is owned by a corporate entity. Now they have a payment on the modular and the land separately. At first this seems like a solution, to someone who deeply wants to own their own home.

Each year the modular depreciates in value because there is no land attached. It would not be appraised as would a stick frame house on land. Also, those on a fixed income have fewer resources to pay for repairs when needed. Soon the families are upside down in loan to value.

As rent for the land slowly goes up, and inflation goes up, those on a fixed income have less and less to live on. Families, may no longer be able to afford the structure loan and rent with inflation and lose the ability to afford the structure. Unfortunately, what happens when they go to sell is now, they cannot sell the manufactured home for as much as they owe. Also, it's more expensive to move the modular than it is worth, so it is no longer an asset. Often the only option is to walk away with nothing and allow the structure to go into foreclosure. Some of the retired folks in the documentary had put their saving down to make the monthly cost more affordable and lost it all. Who buys the manufactured home when it goes into foreclosure? Often the corporation that owns the land. They can resell the home and still rent the land.

Make no mistake these manufactured home parks are not to benefit people.

Corporations are in this for money, not for the betterment of our community or its people. We entrusted city leaders to work for the betterment of our community, not for corporate advantage or even tax dollars. We want a better life by the decisions made, not worse! The city of Cle Elum city council lacks the planning expertise to navigate a development agreement that serves its citizens, so as it continues it just gets worse. A grocery store that cannot sustain its current usage.

Six measly miles of trails for thousands of added people, really? a 26-acre business parking lot and buildings where we used to take sleigh rides? I could go on and on. This is bad for everyone in upper county.

Is this what we who are in charge of our community want? The people who want this are short sighted as well as misguided. Corporate entities that have no care for our quality of life whatsoever. It you want to write to them your letter will go to Michigan, not Cle Elum. We must join together and create a better idea for the beneficial use of this land.

Sincerely, Deborah Parrish

From: Jay McGowan

Sent: Monday, August 23, 2021 6:26 PM

To: Planning; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan

Hayes

Subject: FW: 47 Degrees North Major Amendment

----Original Message----

From: parr5 <parr5@inlandnet.com>
Sent: Monday, August 23, 2021 6:07 PM
To: Jay McGowan <jmcgowan@cleelum.gov>
Subject: 47 Degrees North Major Amendment

To whom it may concern: 47 Degrees North Major Amendment

A while back I watched a documentary on manufactured housing communities around the country. I was surprised to learn the truth about them. How they are supposed to help families, and those on a fixed income by creating more affordable housing. They end up doing just the opposite to the people they are supposed to help. Furthermore, how does the 47 North development enhance the quality of life for the actual residence of upper county in any way? You can't get through the round a bout on a weekend; visitors have no investment in the community and trash is strewn everywhere. If only 1 person lived in each dwelling unit it would add 1,374 cars to Bullfrog Road each day. So, double that. Not including the 26-acre business and parking area. Let's change Roslyn's name to Everett #2. What are city leaders thinking? But what about families who buy there?

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Is this what we who are in charge of our community want? The people who want this are short sighted as well as misguided. Corporate entities that have no care for our quality of life whatsoever. It you want to write to them your letter will go to Michigan, not Cle Elum. We must join together and create a better idea for the beneficial use of this land.

Sincerely, Deborah Parrish

From: Lawrence Gottlieb < lkgottlieb@msn.com>

Sent: Monday, August 23, 2021 9:13 PM

To: Planning

Subject: 47 Degrees North development

Dear Cle Elum City Council,

I am writing to you as a homeowner in Suncadia. As a current part time and soon to be full time resident, we moved to the area for several reasons. Among those reasons are the presence of incredible & diverse wildlife, the safe and easy route to Suncadia (& Rosylyn and Cle Elum) from I-90, the beautiful and clean environment, and the dynamic and interesting business communities in both Cle Elum and Roslyn. I am deeply concerned that all of these things will be unsafely affected and significantly burdened by the proposed 47th North Development.

First, we have often wondered how obstructed our ability to leave our home via Bullfrog Road will be if there was a fire or other comparable emergency requiring immediate evacuation, especially if the density of people and thus cars in the area increases significantly. As a two-lane road, even now on busy but normal weekend days there is often a long, slow moving stream of cars. The safety of all of us in this community who need to access Bullfrog Road is a huge concern. Secondly, as for the stores, restaurants, and other commercial entities in Cle Elum and Roslyn, we are already seeing business owners struggling to handle the rapid increased growth of new residents in the area. Many business owners have anecdotally shared with me their concern about feeling overwhelmed now and how adding many hundreds more residents as customers will significantly confound this already challenged ability to run their businesses effectively, comfortably, and profitably. Related to both of these issues is the strain on existing law enforcement, fire, and medical services. It's my understanding that the new development will not contribute tax dollars to fund these critical services even though the number of residents who will require these services will increase. That feels alarming, dangerous, and is frankly irresponsible stewardship of the already existing community.

Lastly, but certainly not least, is the environmental impact of this development. There will be increased need for water and power which in and of itself is a complicated and costly issue; and with that comes more people negatively affecting the quality of water, land and air around us. But the potential impact on the wildlife that so freely roam and live in the area is what saddens me the most. We have wild turkey families, deer families, and have had up to 70+ elk roam across our road in front of and behind our house for many months of the year. We've also seen droves of them along Bullfrog Road all the way into Roslyn and throughout Suncadia year round. Just this evening we saw 3 deer playing with one another in our backyard- not an uncommon sight. The impact that more development and more people will have on these creatures that depend upon the space they currently live in surely must be an issue that I hope has been studied.

I don't have data to support my concerns. I have heard there is data- and I hope so. But as a resident who cares about safety, local business success, infrastructure integrity, the environment and wildlife preservation in our Cle Elum and Roslyn communities, I hope you will consider my concerns.

Thank you for listening.

Kathy Gottlieb

From:

Gmail <clfrankenfield@gmail.com>

Sent: To: Monday, August 23, 2021 10:09 PM Planning

Subject:

47 Degrees North Major Amendment Proposal

City of Cle Elum planner,

Here is a copy of the letter I read aloud at tonight's meeting and emailed each member of City Council and the Mayor earlier today.

August 23, 2021

Cle Elum Mayor and City Council Members Cle Elum Planning Department 119 W First St Cle Elum, WA 98922

Regarding 47 Degrees North Major Amendment proposal

Dear Mayor McGowan and City Council Members and all whom this will concern:

I am writing to convey my strong opposition to the proposed amendment for the Sun Communities 47° North proposal for the property on Bullfrog. I understand that the proposed amendment would replace the original agreement for a residential home development with a manufactured home community on leased land and a large RV resort. While I also understand that change and growth is inevitable, I am deeply concerned by the manner in which the city is considering allowing this growth to occur.

The amended proposal for manufactured homes sitting on leased land and an RV community at the Bullfrog site would create a transient population that have no invested interest or financial commitment to the existing UKC community. This disregards a fundamental requirement of the current zoning for the property, which is to remain in character with the City of Cle Elum and the Kittitas Valley. The RV resort would be the largest in the state and would not reflect a natural extension of the city, as originally envisioned/required by city zoning and current land use approvals. While we are an area with high tourism, we are a community here who know each other, care for each other and our surroundings, and provide for each other when in need. Travelers, transients, and residents without roots and ownership do not fit the character of the Kittitas Valley, at least not to the extent of doubling the population.

The manufactured homes will not sit on property that can be purchased and sold and subject to property taxes like the rest of the lots in the UKC, as originally envisioned for the site, but rather owned and managed by the Sun Communities Corporation and taxed at reduced single

parcel rate. This reduction in taxes greatly reduces the income projected by the originally proposed residential community of individually owned homes and leaves a huge gap to fill in costs necessary to cover the impact this new population will have on the UKC.

If this proposed amendment is approved, we, the residents of Cle Elum, South Cle Elum, Roslyn, and Ronald will be stuck subsidizing the private resort business at Bullfrog Flats. Based on the environmental reports for the project, all major intersections and roads in UKC will suffer major congestion and failing levels of service if significant road expansions and upgrades are not conducted. The developer is not proposing to mitigate for the increased traffic by expanding or upgrading any existing roads or intersections. The small fee they have proposed to pay the city may not fall in line with the actual costs for road improvements and there is no state funded project on the books to cover the expenses either. We current residents will suffer the expense of failing roads.

Also based on the environmental reports for the project, in order to provide an adequate level of service to include our increased population, we will need:

- -an extension to the schools to include new classroom space, 12 new teachers, 4 new buses;
- -6 more police officers, an additional station, and new equipment;
- -an extension to KVH to include a new facility, equipment, ambulance, 7 paramedics, 6 EMTs, 9 RNs, 2 new physicians;
- -1 new Kitcom dispatcher;
- -an expansion of our solid waste facility

The developer is not proposing to fund or participate in capital improvements, equipment, or staffing costs associated with providing services to the increased population, and the fiscal analysis in the environmental reports for the amended proposal show the private resort's tax base will be far less than what is needed to cover the costs of new services.

Allowing this amended proposal to pass without holding the developer responsible to correct these major issues they will create will have a disastrous effect on the quality of life, service providers, services, and taxes across all of UKC. Unless the City of Cle Elum has the guaranteed means to mitigate the issues that Sun Communities is not paying for, they must deny the amended proposal.

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/RV/manufactured home community. It is for all of these reasons that I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely, Christine Frankenfield

PO Box 343

317 S 2ndSt Roslyn, WA 98941

From: Brian Shanafelt <bshanafelt@fastmail.net>
Sent: Tuesday, August 24, 2021 7:42 AM

To: Planning

Subject: Fwd: Sun Communities comments

----- Forwarded Message ------

Subject:Sun Communities comments

Date:Tue, 24 Aug 2021 07:39:56 -0700

From:Brian Shanafelt bshanafelt@fastmail.net

Organization:Shanafelt Construction

To:planning@cityofcleelum.gov <planning@cityofcleelum.gov>

Hi Lucy,

Can you direct me to the link to respond/comment on the proposed development?

thanks

--

Brian Shanafelt Shanafelt Construction 206-276-9322



This email has been checked for viruses by Avast antivirus software. www.avast.com

From: Sent: To: Subject: Attachments:	Brian Shanafelt Shanafelt@fastmail.net> Tuesday, August 24, 2021 8:24 AM Planning 47 Degrees North comments for the record sun community development comments.pdf	
Please find attached comments on this proposed project.		
Can you verify reciept?		
Thanks		
 Brian Shanafelt Shanafelt Construction 206-276-9322		

This email has been checked for viruses by Avast antivirus software. https://www.avast.com/antivirus

8/24/2021

to:

Planning Department/47 Degrees North, 119 West First Street, Cle Elum, WA 98922.

For the city of Cle Elum

My name is Brian Shanafelt. I have owned real estate in the upper county since the early 90's. I am also a commercial contractor as well as a small developer. Additionally, I am a resident of the City of Cle Elum.

I am very disturbed by this new proposed use of the Bullfrog flats property by Sun Communities.

The very significant impacts on the local community are of the greatest concern. There is NO way around the reality that approving this project as submitted by Sun Communities will have an adverse impact on a variety of arenas:

Tax base inadequate:

- 1. There will be inadequate tax base to support the volume of new dwelling units
 - a. Personal property tax on the mobile homes is far too low to support the added population.
 - b. Undeveloped/partial developed land tax for Sun Communities is also far too low to support the added population.
- 2. The original master plan solves this by providing a fair and reasonable base to support public services.

Resulting failure of current public services (not an exhaustive list):

- 1. Traffic the added traffic will not be supported by the current existing highway off-ramps, nor the access roads to bullfrog or SR 903. This problem will not just take care of itself without major \$\$ to correct. Again, you will not have any tax base to offset.
- 2. Schools The likely demographic for these 'mobile homes' will include school age children. Without proper (land+improvement) taxable homes, there is no chance to offset this.
- 3. Fire/Police Safety services will also take a hit as there will not be \$\$ to fund additional staff and stations.

Depreciation and degradation of this type of construction:

- 1. If you spend less than 30 minutes on the internet, you can quickly look into the future concerning Sun Community projects (you can visually discover what you are actually approving using Sun Communities very best photos)
 - a. Philomath, OR built 1990. This is what the proposed project will resemble in 30 years
 - b. Woodland Park Eugene OR built 1997. This is what proposed project will resemble in 23 years.

The current existing Master Site plan for site built homes is the 'best and highest' use of the property:

- 1. All the above objections are immediately removed by keeping the current Master Site plan in place.
- 2. The enhancement to the City of Cle Elum and surrounding communities will be positive and will bring long term benefit.

Please be far-sighted in your consideration of this drastic deviation proposed by Sun Communites.

I have yet to have a conversation with anyone in the local area who is in favor of this value-removing development & stand in direct opposition to it.

Respectfully submitted,

Brian Shanafelt 206-276-9322

https://www.avast.com/antivirus

From: Sent: To:	Brian Shanafelt <bshanafelt@fastmail.net> Tuesday, August 24, 2021 8:30 AM Planning</bshanafelt@fastmail.net>		
Subject:	Re: 47 Degrees North comments for the record		
Thanks			
On 8/24/2021 8:29 AM, Planning wrote: > Good morning Brian, your comment letter has been received and filed. >			
>Original Message > From: Brian Shanafelt <bshanafelt@fastmail.net> > Sent: Tuesday, August 24, 2021 8:24 AM</bshanafelt@fastmail.net>			
> To: Planning <planning@cleelum.gov></planning@cleelum.gov>> Subject: 47 Degrees North comments for the record>			
> Please find attached comments on this proposed project.			
>			
> Can you verify reciept?			
>			
> Thanks			
> 111d1k5			
Brian Shanafelt Shanafelt Construction 206-276-9322			
This email has been checked for viruses by Avast antivirus software.			

To: The Honorable Mayor Jay McGowan
Cle Elum City Council
Cle Elum Planning Department

8/24/21

RE: Project PMU-2021-01- 47 Degrees North Proposed Major Modification

As a resident of Roslyn, I am writing to voice my opposition to the application of 47 Degrees North's proposed major modification. It is vital that the Cle Elum City Council understand the impact this development would have on Roslyn and the residents along SR 903 to Salmon La Sac, not just the impact it will have on Cle Elum. I've lived here since the late 90's and I know continued growth is to be expected, but this plan has significant changes from the Master Site Plan approved in 2002.

The original approved plan called for 1334 residential units, which would contribute an adequate property tax base to support the services that would be required by the additional homes, a business park, apartments and other improvements in the original plan. The 673 manufactured homes and 661 RV sites that are proposed in the new plan will not provide an adequate tax base to support the fire department, law enforcement, the school district, medical services, the transfer station, etc. As manufactured homes, the land will be owned by Sun Communities and the manufactured home will be subject to a sales tax at the time of purchase, rather than property taxes that a residential home would raise. These manufactured homes will be built offsite and brought into our community instead of creating more construction jobs to build homes locally.

I attended the open house hosted by Sun Communities on July 28, 2021. Very few people knew about the open house and attendance was quite low. At that time, myself and members of Roslyn's City Council (Council members Tom Missel, Tom Uren, and Jeff Adams) and Roslyn Planning Commission (Ken Blanford and Mark Garka) were able to spend about two hours talking with their Chief Financial Officer, Senior Vice President of Strategic Development, President and Chief Engineer. According to these top executives of Sun Communities, these manufactured homes will sell for \$150,000-\$250,000 per unit rather than current market value of a residential home and the home owner will not own the land and will have to "rent" the land at an expense of \$650-900 per month. Only 50 units are designated as affordable housing, which their leadership has stated they do not plan to build, but make available to another developer. We also heard a reluctance to invest in the necessary road improvements and infrastructure to support the growth. The comment was made by their executives that Bullfrog Road is already at 85% capacity, why should Sun Communities be responsible for 100% of the additional costs it would take for road improvements with this project? The Sun Communities executives clearly expect us to "trust them" to be good neighbors rather than agreeing to support our infrastructure up front. I also heard that that they have the expectation that residents and visitors of the RV park will stay in the park rather than traveling to Roslyn, Lake Cle Elum or using our Mountain Bike Trails in the area. They seem to believe that the activities of the park, such as their walking or biking trails, will keep people in the resort area. This shows a blind ignorance of why people travel to Upper Kittitas County or want to live here. They visit The Brick, historical Roslyn, our Mountain Bike Trails, Lake Cle Elum, hiking, snowmobiling, fly fishing and all we have to offer in our beautiful

community. Our community depends on tourists to be viable, but we must have the infrastructure to support this kind of growth.

I am also concerned about the traffic on Bullfrog Road and do not think that expansion to a four lane road or installing a roundabout will adequately address the impact of folks traveling to the 661 RV sites. This area is currently highly congested and I-90 is frequently stopped traffic on the weekends, making it extremely difficult for Medic One to get to the scene of an accident. A more appropriate option for the entrance would be in Cle Elum near the Cemetery or Washington State Horse Park- truly integrating 47 Degrees North into the City of Cle Elum. The recent fire on 2nd and Wright Street in Cle Elum and the fires on I-90 at Indian John demonstrate how congested the traffic will be on a daily basis if this resort community is approved.

Quite honestly, our future is in your hands. As a Roslyn resident I feel a bit hopeless about this situation since it is part of the Cle Elum Urban Growth Area. I did attend the Cle Elum City Council Meeting on August 23, 2021 and was quite pleased with the respectful opposition shown and also the respectful manner with which you heard our concerns. I am hopeful that we can have a community forum at the High School or the Senior Center so that more can attend and voice their concerns. I have only highlighted a few concerns in this letter- there are many, many more.

I urge you to deny this application by Sun Communities.

Respectfully submitted,

Lhonda Holden

Rhonda Holden 311 W. Arizona Ave

Roslyn, WA 98941

From:

C. Roux <sewardparkt@gmail.com>

Sent:

Tuesday, August 24, 2021 10:57 AM

To:

Planning

Subject:

Proposed plan 47

Dear Members,,

The proposed 47 plan to build on still virgin land is a plan for business as usual in the face of climate change. More growth is not a good plan for this region due to the scarcity of water and the fire prone environment. If there is one thing we have learned from all the fires is to manage our open space. Building hundreds of units is not a good thing for our valley.

Thank you, Christine Roux 251 Brattkus Dr Ellensburg WA 98926

206 300 4479

Sent:

From: Ilya

Ilya Bukshteyn <ilyabu@outlook.com> Tuesday, August 24, 2021 11:47 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; pvedbrat@hotmail.com; kamvedbrat@hotmail.com;

swishyfish@hotmail.com

Subject: 47 Degrees North Major Amendment proposal

Importance: High

City of Cle Elum - Mayor, City Council members, Planning Department,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and taxpayers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original
 underlying zoning approval would still allow development of this site, just not as a private resort/manufactured
 home community.

For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mr. Ilya Bukshteyn

homeowner in the Suncadia Nelson Preserve community 231 Kokanee Loop, Cle Elum, WA 98922

From: thomas uren <tom.uren11@gmail.com>

Sent: Tuesday, August 24, 2021 12:22 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

Attachments: 47N TUren Comment Letter v.1.1 (8-23-21).docx

Please accept my comments on the 47 Degree North Major Amendment

If you have any issues or questions please feel free to contact me. Thank you.

--

Tom Uren 103 N E Street PO Box 908 Roslyn WA 98941 206-947-2566 City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment

Thank you for the opportunity to provide comments on the Sun Communities 47 Degrees North Major Amendment.

I am very concerned with this proposal, which would result in a near doubling of the population of Cle Elum/Roslyn/South Cle Elum. The EIS details how this near doubling of population will have huge impacts across the board on Cle Elum and the entire upper county, in almost every way imaginable, and per the EIS this will happen in a seven year period, essentially overnight. What community can grow like this, keep up with infrastructure and maintain its essential character? The answer to that question depends entirely on how growth is planned and managed.

In 2002 the Cle Elum city council approved annexing the Bullfrog Flats property and designating it urban for future city expansion to accommodate long term growth. They designated it for Planned Mixed Use to allow for a range of housing types and opportunities, large lots, small lots, apartments, and a full range of everything in between. And it was zoned and planned to include a moderate set aside for employment and shopping opportunities to provide jobs for the new (and existing) population. The goal was to accommodate growth by creating new neighborhoods, integral with the city that were "in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum area". This vision for future growth is not my vision, or even my words, it's clearly articulated in Cle Elum's zoning code.

Sun Communities has proposed to change this vision. Their vision is to use the property for a huge new tourist resort with two components: an RV resort and a Manufactured Home resort. Gone is the idea of traditional neighborhoods integral with, and in character with, the rest of the city. The Sun Communities proposal would create a huge new gated private resort disconnected and walled off from the rest of the city. All ownership of the land will be retained by Sun Communities in perpetuity with community membership/ground rights "leased" back to individual unit owners. None of the proposed development, not it's look, feel, design or ownership structure, even remotely reflects the "traditional rural, small town, mountain character of the Cle Elum area". The employment area has shrunk to a third of its original size, along with the number of jobs created, and the employment component is not even part of Sun Communities' proposal so there is no guarantee it would ever be built. Sun Communities will argue that the Manufactured Home component is not a resort and that it will provide reasonably affordable housing to the community, but all one has to do is look at the private gated design, types of amenities included, the ownership, membership and cost structure, lack of restrictions on short term rentals, no commitment that any units will actually be "affordable", and it's obvious what the community will really be about. This vision for the Sun Communities project is not my vision, it's clearly outlined in the EIS reports and Sun Communities published material.

In 2002 the city created the Planned Mixed Zoning to allow significant flexibility and creativity in neighborhood design to meet the city's long term community growth visions. Now Sun Communities is attempting to use that flexibility to achieve its own corporate goals, which it's not a reach to say are diametrically opposite of the city's long term goals. I believe a clear and

honest reading of the City's zoning code applied to Sun Communities proposal shows that it doesn't meet the city's codified vision for this property and should be denied on that basis alone.

Specific concerns are provided below:

- 1. Comment on Process Major Amendment not appropriate; New Application The proposal should be viewed as a new land use application, with full discretionary review and approval authority, and not as an amendment to the existing land use approval (existing approval) because the proposal is so different from the existing approval, with wholesale changes in the types, distribution and ownership of land uses, that it should be reviewed as a new application. Major difference are:
 - The proposal would effectively turn the project into a private resort community operated as a business, and not a series of traditional neighborhoods and mixed uses contained in the existing approval.
 - The RV park/resort constitutes almost half the Sun Communities proposal and is definitively a resort and private business venture.
 - The Manufactured Home (MH) component includes some elements of residential housing but will in fact be wholly owned by Sun Communities and function as a private resort.
 - A private resort is not consistent with the PMU zoning and Development Agreement.
 - The proposal will be physically and effectively separated from the rest of the City of Cle Elum. All roads and utilities are proposed to be private. Access to the resort will be restricted only to customers, residents and guests, essentially creating a "city" within the city.
 - The proposal does not include the 25 acre commercial center, and there are no guarantees as to when, or even if, it will be built. The commercial center is an integral element of existing approved land use to meet the requirements of the PMU zone. Its removal from the application is inconsistent with existing land use approvals.

It is clear that the changes are so extensive as to retain little or none of the elements of current approval. Because of the wholesale and extensive changes outlined, the Sun Communities project should be treated as an entirely new application.

- 2. Comment on Zoning Consistency of the proposal with the PMU zone A review of the proposal against the provisions of CMC 17.45 shows numerous inconsistencies with a number of specific elements of the PMU zoning and conflicts with the city's intent for development of the property. I respectfully request that the city's staff report include a detailed review of <u>all</u> provisions of the PMU zone and how the proposal complies (or doesn't), and to the extent the proposal fails to meet any requirements that it be denied or sent back to the applicant for redesign to meet zoning requirements.
- 3. Comment on Code Conflicts with current city code (CMC) A review of the proposal shows it is likely that in order to be implemented the Sun Communities

proposal will require amendments to a number of sections of CMC. Just a few examples:

- There is no reference to MH "parks" in the CMC. MH is a permitted type of dwelling in the R-Residential District zone (17.16.010) but with the specific requirement of only one MH per legal lot of record. Section 17.45.050 of the PMU zone would seem to allow R-residential uses in the PMU zone, but only in accordance with the R-residential zone requirements for that particular land use, which in this instance would require one unit/one lot.
- Is it the intent of Sun Communities to create individual legal lots which they will retain ownership of and lease to residents/members? If so this would be inconsistent with the Notice of Application, but if the intent is to create individual legal lots what subdivision method would be used? If the proposal is using a binding site plan or condominium process there appears to be at least some conflict with CMC 16.46.010 & 020.
- As discussed earlier, the Sun Communities proposal would essentially function as a
 private resort community. It is not clear that CMC even allows a Private
 Resort/Master Plan Resort as a permitted land use. Certainly implementing the
 proposal using the current CMC would require many unusual legal
 interpretations. Across the county, region and state, Master Plan Resorts are
 routinely classified as separate land uses because a resort is fundamentally different
 than a traditional residential development
- CMC 17.51 Recreational Vehicles requires a maximum stay of 180 days.
 Information provided in the EIS indicates sun Communities will allow stays of longer periods.

I respectfully request that the City's staff report include a complete review of consistency with CMC, what code changes are required to allow the proposal to be approved, or the interpretations that are made to determine that CMC complies. To the extent the proposal fails to meet any requirements of CMC it should be denied or placed on hold until appropriate changes to CMC are made.

- 4. Comments on Development agreement (DA) The proposal should be required to have an entirely new DA that defines how the city will regulate and condition this unique new proposed land use.
 - The New DA should be included as an element of the application and reviewed concurrently with the application. The DA will include conditions, requirements and authorizations that are integral elements of the proposal and the full extent of the application cannot receive a thorough review without a concurrent DA. CMC17.140 specifically authorizes concurrent review of application and DA. In the interest of transparency and comprehensive review for this unique and far reaching project the

city should exercise this authority. The application should be placed on hold until the DA is incorporated.

• The new DA should include all affected upper county public service providers as legal parties to the agreement. As the EIS process outlined in detail, the project will have extensive and wide ranging impacts on upper county public service providers, specifically impacting their ability to maintain acceptable levels of service. This impact is specific to the Sun Communities proposal as a direct result of specific land use changes which alter tax structure and significantly reduce tax revenue. Sun Communities has proposed that any agreements it makes with upper county service providers occur outside of the application and/or DA process. For practical purposes this leaves making separate mitigation agreements with service providers a Sun Communities discretionary action and places the upper county service providers in an untenable negotiating position. An essential element of the city's review of this project is a finding that adequate provision has been made to maintain adequate levels of public services. This is a specific requirement of CMC. Without service provider's participation in the DA, this finding cannot be made and the project must be denied outright.

CMC17.140 specifically authorizes the city to include affected public service providers as legal parties to the DA at the city's discretion. In the interest of transparency and comprehensive mitigation of this unique and far reaching project the city should exercise this discretion.

5. Comments on Conditions of approval and Mitigation of Impacts

The Sun Communities proposal would result in a near doubling of the population of Cle Elum/Roslyn at full occupancy. The EIS details how this near doubling of population will have huge impacts across the board on upper county public facilities and public services, including:

- the police department will need to double in size;
- emergency, fire, medical and hospital/clinic services will need to approximately double; and
- the school system will be 20%+ over capacity requiring new teachers, buses and classrooms.
- Traffic congestion will increase greatly on the major roads in the upper county.
 16 separate intersections and associated roads will reach failing levels of service (total congestion) during peak periods after the project is fully built.
- County operated facilities and services, including the Cle Elum transfer station, will need to be expanded.
- A. Fiscal Impacts / Impacts on public services Sun Communities proposed change of land use from traditional residential neighborhoods to a private resort community will have extensive implications on upper county fiscal conditions, specifically for (but not limited to) public services (police, fire, school, medical, emergency, waste and transportation). The fiscal studies in the EIS reports show that tax revenues

collected from Bullfrog flats after development of the Sun Communities proposal will be less, in some cases less than half, of what would be collected from the same land if developed under the current approved land use. Collected tax revenue would not be enough to offset either the City's increased cost for services or the increased costs for schools, emergency services and other public services, creating budget shortfalls that either would not occur under the current land use approval, or will be made significantly worse. And the EIS fiscal analyses did not include the costs of the required capital facility expansions, which will be extensive, so fiscal impacts will be significantly worse than reported. All upper county service providing agencies have reviewed the data and have publically come to this same conclusion.

Sun Communities has not proposed any mitigations for this serious impact. This leaves the choice facing the upper county to either suffer congested roadways, overcrowded schools, reduced police and emergency services, etc.; or to increase taxes to pay for what's needed, essentially a public subsidy of the Sun Communities resort. This major fiscal impact is a direct result of Sun Communities proposed change of land use / land ownership structure and so is a legitimate and rational reason for denial of the proposal, or additional mitigation if the city determines to move forward.

B. Fiscal impacts – Impacts on Transportation

The proposal will have significant and widespread impacts on transportation systems throughout the upper county. The EIS studies show that 16 upper county intersections and associated roadways will be at failing levels of service at buildout of the project, a not unexpected result from a project that would double the population. Sun Communities argues that since not all of the traffic at a particular location will be from its project it should not be responsible for directly mitigating all of the impacts, even though project traffic may be "the straw that breaks the camel's back". Sun Communities is not proposing to actually build or expand any road or intersections outside of the Bullfrog Flats site, but instead proposes to pay a "fee in lieu of" at the start of its project and be allowed to build and occupy its project irrespective of when road improvements are constructed, or even if they are never constructed.

- What public entity will be responsible for accepting the fee and guaranteeing that actual road projects will be constructed?
- If the City accepts the fee will they be responsible for WSDOT, County and/or other jurisdictional improvements as well as their own improvements?
- The developer proposed "fee in lieu of" is based on cost estimates of unknown provenance and validity, very likely based on conceptual engineering. Even assuming that a "fee in lieu of" approach is acceptable, the fee should be based on City and agency developed estimates based on detailed engineering plans and studies, not developer estimates.
- Even assuming fair estimates, based on detailed plans, can be agreed to, the likelihood of cost overruns is high, as it is with any highway project. Shouldn't the developer's fee be tied to the final cost of a project? Why should the public be responsible to pay any of the developer's share of cost overruns?

- Mitigation occurs when a project is built, not when a fee is paid, when the impacts are the magnitude that will be caused by the 47 Degrees North project. A "fee in lieu of" is only acceptable when an agency sponsored project actually exists that can accept the fee and result in a road project that is actually completed. If no agency sponsored project exists to accept the fee, then it is not acceptable mitigation. In this instance, the developer is free to build the road project that is needed to mitigate the impact and arrange for potential reimbursement if that is possible. Local precedent for this approach is when Suncadia was required to 100% fund and build the Cle Elum Wastewater Treatment plant but arranged for long term reimbursement. Alternately the developer can wait until a public agency actually builds the road project(s) to mitigate the impact(s).
- The "fee in lieu of" type of mitigation could be appropriate for small
 development projects that can fit under the umbrella of existing service
 capabilities and require no need for public service expansions, but are wholly
 inappropriate for a project like 47 Degrees North that would double the
 responsibilities of public agencies and require extensive facility expansions.
- The "fee in lieu" of concept would shift responsibility, cost, and risk for
 mitigation from the developer to the general public. The public should not be
 required to accept this risk for the developers benefit. The developer should
 not be permitted to create gridlock by paying a small fee (relative to actual
 costs).

C. Fiscal Impacts – Public Services Capital Facilities

The proposal would require the near doubling of upper county public services (police, fire, hospital, etc.). This will require extensive expansion of public facilities and equipment (new police station, expanded transfer station, new classrooms, new fire and police vehicles, etc.). Unfortunately the EIS fiscal analysis was flawed and included only operational costs, but did not include capital costs. But the fact that these costs were not included does not mean they won't exist. The developer should be required to fund or construct any capital facilities required by its development. Local precedent is when Suncadia was required to build the regional Wastewater Treatment plant, new fire station and expanded water treatment plant. Alternately the developer can wait until a public agency actually builds needed projects and mitigates the impacts.

D. Water and Sewer Utilities

One of the normal benefits of growth is economy of scale to share costs for infrastructure (water, sewer, roads, drainage). This is especially true in older cities where many infrastructure elements are older, pretty well along their life cycle and facing near term maintenance or replacement. More customers means more sharing of maintenance and repair costs; every customer in town shares the cost and more customers means less cost per customer.

For 47 Degrees North this would not be the case, because the proposal is to create private utilities separate from the City, limiting the developer's exposure for day to day city costs and risks, but taking away a potential significant benefit from the city.

The details of final bulk utility contracts could address long term cost issues but shouldn't the city and public know that up front before the project is approved, not after? Shouldn't this have been analyzed in the fiscal impacts studies?

Sun Communities is essentially proposing a city within a city, taking some, but not all, of the day to day responsibilities of what a city actually does. The city should be skeptical that the developer is not trying to spin off expenses, cost and risks and keep benefits. This approach to land use will have many consequences, both intended and unintended.

E. Landscaping and visual impacts

Sun Communities requests that the 100 foot vegetated buffer applicable to the existing land use approval is sufficient mitigation for its development (although it appears to be requesting exemption from CCM requirements for screening RV parks (Draft Condition of Approval 9.g)). The Sun Communities change in land use will have significantly more visual and aesthetic impacts on the Bullfrog Road and SR 903 corridors than the existing approved land use, and this justifies more buffer mitigation than required for the existing land use approval. A buffer at least 200 feet in width, but larger if necessary, should be required so that no part of 47 Degrees North is visible. Local precedent for this buffer requirement is Suncadia which provided buffers from 200 to 400 feet to screen its project from Bullfrog Road.

Requests to the City Of Cle Elum

I ask that the City carefully consider the extensive and long term impacts to the public from approving a large part of its Urban Growth Area, with a future population equal to the size of the existing city, as a private resort community that is out of character with the upper county communities, wholly owned by a large out of state publically traded corporate entity whose interests will lie with its shareholders and will surely be different than the city's interests over time.

There is ample justification for the city to deny the Sun Communities amendment request. For all of the reasons noted above, I ask the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

If the City is required to move forward with this project in some form, we request that the City:

- Condition the project in a strong legally enforceable way so that there are NO financial
 impacts to existing upper county residents; so that no additional taxes are needed to
 keep public services at current levels; so the residents of the upper county aren't
 required to subsidize a private business venture.
- Use its discretion under CMC to require a new development agreement and make all
 affected upper county jurisdictions party to the agreement, and to require the
 development agreement be reviewed and approved concurrently with the application.

- Provide legal mechanisms so the Sun Communities project pays for all special district (non-city) financial Impacts and funding shortfalls (schools, waste, transportation), including capital facility costs for expanding facilities and buying equipment.
- Provide a thick buffer, 200 to 400 feet in width, along Bullfrog Rd to obscure all view of the project from Bullfrog Road. None of the project should be visible from Bullfrog Road. This is what Suncadia was required to do, and it was effective.
- The 2002 approved site plan includes a road connection between the project and Douglas Munroe Blvd, connecting the project directly to the City of Cle Elum Commercial center. The 47 Degree North site plan deletes this connection. This connection should be put back on the plan and be a requirement of the proposal.
- Condition the project so that infrastructure (roads and all public facilities) is built
 concurrent with when it's needed to maintain adequate service levels and not
 independent of the project's pace of development. Condition the project with a
 concurrency agreement/phasing plan so that development is only allowed to proceed in
 phases based on when infrastructure elements are fully funded/constructed, regardless
 for who is responsible for constructing them.
- Make the project responsible for funding/constructing any infrastructure needed to support it, or if the city (or other affected agencies) elects to accept responsibility for constructing infrastructure ("fee in lieu of"), the project should still be required to wait until the infrastructure is actually built (in accordance with the concurrency agreement/phasing plan).
- The study of impacts for this project is largely based on modeling and assumptions
 which may not be accurate for this development in our unique location. The progress of
 the project should be tied to a monitoring plan as part of concurrency. No model is
 100% accurate. If the project has more impacts than assumed by the models, or higher
 costs than estimated, more mitigation (more funding) should be required in future
 phases to make up for shortfalls

I appreciate the opportunity to submit these comments. I request being made of party of record and be a recipient of all notices, staff reports, findings, etc.

Respectfully submitted,

Thomas Uren

103 N E Street Roslyn WA, 98941 206-947-2566 tom.uren11@gmail.com

From: Nancy Merhar <nancymerhar@hotmail.com>

Sent: Tuesday, August 24, 2021 1:47 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

undh@cleelum.gov; Ruston Weaver

Subject: 47 Degrees North Major Amendment

4To: Cle Elum Planning Department Cle Elum Mayor and City Council Members 119 W First St Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service
 of upper county services which will require public expenditures and increased upper county taxes to pay for,
 essentially a subsidy for a private business,

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Nancy and Joe Merhar

1711 Emerick Road Cle Elum, WA 98922 Sent from Mail for Windows

From:

Jay McGowan

Sent:

Tuesday, August 24, 2021 2:51 PM

To:

Planning; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan

Hayes

Subject:

FW: 42° North major amendment proposal

From: Bill Smith <smithwr19@gmail.com> Sent: Tuesday, August 24, 2021 2:21 PM

To: Beth Williams <bwilliams@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Jay McGowan

<jmcgowan@cleelum.gov>; Ken Ratliff<kratliff@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Matthew Lundh

<mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>; Steven Harper <sharper@cleelum.gov>

Subject: 42° North major amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog Flats property.

The proposed manufactured home / RV community:

- is not in character with a city of Cle Elum or the Upper Valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned / required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefit to the upper valley residence and taxpayers, but
- will create serious and significant impact on roads, police, fire, schools, emergency services, hospitals and other public services that cannot (or will not) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.

Denial of the Sun Communities proposal would not take away reduce underline property rights. The original underline zoning approval would still allow development of the site, just not as a private resort / manufactured home community.

For all these reasons, and others, I respectful urge the City to deny this proposed major amendment and retain the current approval land use of the property.

Sincerely,

William Smith

41 Gold Fountain Lane Cle Elum, WA

From: K B <ardylinde@hotmail.com>

Sent: Tuesday, August 24, 2021 3:10 PM

To: Planning

Subject: PROPOSED 47 DEGREES DEVELOPEMENT

I totally do not agree with any of this planning and with your Master site plan. The city of Ellensburg is already suffering from the over expansion over in Cle Elum and now you want to add all of this and take away miles of our horse park? The fire danger is only get to get worse as the years go on and we currently only have the horse park to ride in as most all state land is closed. Where are you going to get water for all of these homes and building? Water doesn't grow on tree's and while it might draw some dollar's into Cle Elum only a few will get very rich from all of this while the resident's suffer.

Mrs. Ardath Kenner

Sent from Mail for Windows

From: Barb Penniston
bassoonbarb@yahoo.com>

Sent: Tuesday, August 24, 2021 3:44 PM

To: Planning

Subject: 47 Degrees Development

Three years ago this month my friend Catherine Marrier died in my arms on the trails that connect to the Washington State Horse Park. The trails where she died are being considered for development. It was unfortunate for us both that we had young horses that were not ready for Bull Elk to cross paths.

Before Catherine died she was a strong supporter of developing these trails and the reason she rode there and enjoyed them often. Cat had worked hard to be sure that horse riders had a safe place to ride. I'm sure that she would be sheading tears in heaven knowing that what she worked so hard for what would be destroyed to create more homes and that Cle Elum would be developed into the Bellevue of Kittitas County.

The current infrastructure of Cle Elum can not handle the traffic or the increase need of amenities like grocery stores, medical facilities and convenient shopping. Many years ago I watched Monroe WA allow exceedingly too much development to affect peoples way of life. The traffic now is at a stand still in front of the Fred Meyer there all the way through town. People get impatient and road rage is a common thing.

Do you really want Cle Elum to become the same mess? Do you want to allow anger to become the norm for Kittitas County because of traffic conditions? Do you think that Catherine would want to see her dream destroyed? Please save her memory and at least have the kindness to allow safe rural trails to thrive in Kittitas County.

Thank you in advance for your smart planning.

Barbara Penniston 2021 President of the Kittitas Valley Trail Riders

From: Subject:	Planning FW: Failure Notice
From: Kathy Wyborski <wyborskil 2021="" 27,="" 9:02="" <pre="" august="" friday,="" planning="" sent:="" to:=""><pre><pre>cleelum.</pre> Subject: Fw: Failure Notice</pre></wyborskil>	2 AM
Forwarded Message From: MAILER-DAEMON@yahoo To: "wyborskikathy@yahoo.com" Sent: Wednesday, August 25, 202 Subject: Failure Notice	o.com <mailer-daemon@yahoo.com> <<u>wyborskikathy@yahoo.com</u>> 21, 03:19:13 PM PDT</mailer-daemon@yahoo.com>
Sorry, we were unable to deliver y	our message to the following address.
<pre><planning@ciryofcleelum.com>: No mx record found for domain=ci</planning@ciryofcleelum.com></pre>	ryofcleelum.com
Forwarded message No.	
Water demands, fire hazard increase, no infrastructure, NO.	
NO	
As a resident of the City of C	le Elum, I recommend NO to this plan
Too many units, no individual control of the land, over use of water will damage the water table	
We will burn just like Califorr	ia.
NO	

From: Sam McCutcheon <mccshannon@outlook.com>

Sent: Wednesday, August 25, 2021 6:19 PM

To: Planning

Subject: 47 degrees north major amendment

I live in Roslyn and I'm concerned about the impact this new development will have on my community, including traffic, police, schools and other public services.

Two things bother me most. First, that the ownership of the entire project remains with one big corporation whose legal fiscal responsibility is to shareholders. This means that they will be legally bound to fight against anything they are on the hook to pay for. Any weak agreement or understanding will be challenged in court. The City of Cle Elum will be on the back foot against a corporate juggernaut, and should not put itself in this position to begin with. When homeowners own the land, they are more likely to work with the community and not against it.

Second, the fact that Bullfrog Road will be the only way to access the property bothers me a lot. Trying to evacuate Roslyn and the lake communities would be challenging enough without all of 47 degrees pouring out onto our one escape route.

I'm not anti-growth, but incremental change is best. This development is too much, too soon.

Please revert to the original agreement and do not approve the major amendment.

Shannon McCutcheon 307 S 1st St Roslyn

Sent from Mail for Windows

From:

Brian Brunner <malmobileman@yahoo.com>

Sent:

Wednesday, August 25, 2021 9:48 PM

To:

Planning

Subject:

47 Degrees North Project

City of Cle Elum - Mayor, City Council members, Planning Department

It's no surprise this subject has gotten so much publicity on social media sites, local newspapers, letters from our elected representatives across the county, and a huge public showing at the City Council meeting. And after reading all the information, letters, viewpoints and concerns voiced by everyone I can't find 1 positive affect this will have for our city or the upper county. If this development goes thru it will literally paralyze our schools, transportation infrastructure, health care facilities, law enforcement capabilities and city and county services to our residents.

Our county commissioners, Sheriff Myers and the Roslyn Mayor and city council are long time residents who have a very sincere vested interest and ownership in the proper urban growth of our community. This privately owned RV park and manufactured home entity is an out of state corporate entity in the business of making money. I have seen this city and community grow responsibly the past 25 years since I've been coming here and retiring here 10 years ago. I can't imagine what it would be like if this project goes forward as planned,

Its a corporation currently involved in several single and one class action lawsuit over their business practices and issues with several other communities they have developed. Why even take a chance and get an entity such as this involved so heavily in our little community. They have no vested interest except to make money and their lack of interest in developing the infrastructure necessary to effectively support such a huge change in such a short time is a disaster waiting to be developed.

Has anyone or can anyone state a single positive affect this will have for our community. Growth is inevitable but in a managed process that will have a positive affect and a type that fits our community residential and urban growth goals. The projected population the proposed project would generate in such a short time would rapidly overwhelm our facilities and infrastructure to the detriment of our residents and the entire upper county.

I hope you very seriously and completely listen to all the viewpoints and issues coming to the forefront on this project and make the decision for the best long term positive benefit to YOUR town. In my opinion this project just doesn't fit on so many levels and for so any reasons.

Thank You

Sincerely,

Brian Brunner

From: Shelley Watson <jazzgrrrl@hotmail.com>
Sent: Wednesday, August 25, 2021 10:28 PM

To: Planning **Subject:** 47* North

To the City of Cle Elum,

I've been a resident and registered voter of Roslyn since 1991.

I moved here because of the community, quality of life, small town feel, respect of wildlife and people, and the outdoors.

I was also a business owner for a number of years, which I paid B & O taxes, and again, cared for my community! My concerns, and they should be for most living here is Water shortages, water moratoriums, water rights, greed of water... water shortages state side, world wide and getting worse month by month, year by year..

Drastic weather changes, global warming, infrastructure, extreme fire danger, and getting worse day by day, water, quality of life, fire danger, increase of traffic, it's already a nightmare now, and getting worse week by week!

Roads, new and old, updating and

Continuing repairs, other repairs, water, egress, increase in crime, police, need to hire more police, medical, fire coverage..

And who will pay for the necessary upgrades and increases???

(To handle the expected increase of traffic, there would need to be a minimum four lane highway off I 90!) We know the answer.

Not the developer, and they don't care about the community, they don't live here!

Again, quality of life, water, increase of property taxes, traffic, respect of wild life, again, quality of life~ What is considered "low income housing" anyway??

We've been experiencing lack of respect for community for years now, and it keeps getting worse day by day!

Another perfect example of increased environmental problems/issues is, my Roslyn home insurance was just cancelled last week, and the reason was "increased fire danger."!!!!

I got the "knock on my door" several years ago, to evacuate my home because of the Jolly mountain fire.

The fire department addressed the

"One road out" ... and traffic...

Now the added hundreds and hundreds of people, trailers, trucks, etc.

And also add hundreds of Forterra homes, and added people in Roslyn... The I 90 Sunday traffic, attempting to bypass Cle Elum traffic, by going down Bull Frog... I can count 30 + vehicles, before someone might be kind enough to let me pull out... Now.... add more trailers, trucks, motor homes, etc., Would we ever escape the fire dangers in evacuation?? I don't think so...

All this isn't even touching the numerous problems that City Heights, and other developments that are on the books!! Our infrastructure can't handle what we're dealing with now!

Please, don't let this development happen!

I don't see any redeeming reason to,

as it won't help our residents in any way, it will only destroy what still exists now!

Please, feel free to contact me!

Kind regards,

Shelley Watson

From: Mickey Rosato <mickrosato@gmail.com>
Sent: Thursday, August 26, 2021 12:45 AM

To: Planning

Subject: 47 Degrees North

Short and sweet I am emailing my comments to the planning commision: *THIS IS A BAD IDEA*.

From:

Jay McGowan

Sent:

Thursday, August 26, 2021 8:13 AM

To:

Planning; Meagan Hayes; Gregg Dohrn - GRDohrn & Associates

(Greggdohrn@comcast.net)

Subject:

FW: 47 Degrees North Major Amendment proposal

From: Karen Heiken <karenheiken@gmail.com>
Sent: Wednesday, August 25, 2021 7:38 PM
To: Jay McGowan <jmcgowan@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

To:

imcgowan@cleelum.gov

Re: 47 Degre

47 Degrees North Major Amendment proposal

Date: August 2, 2021

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. This planned development is not in character with the City of Ce Elum or the upper valley which is a fundamental requirement of the current zoning for the property

This proposed manufactured home / RV community:

- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore.
- will create extensive traffic congestion and gridlock conditions
- will create an overall reduction in levels of service of upper county services which will require public
 expenditures and increased upper county taxes to pay for essentially a subsidy for a private business.

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Karen Heiken 206 W. Idaho Ave Roslyn, WA 98941

From:

Jay McGowan

Sent:

Thursday, August 26, 2021 8:13 AM

To:

Subject:

Planning; Meagan Hayes; Gregg Dohrn FW: 47 Degrees North mitigation concerns

From: mary madison <madison.mary.bi@gmail.com>

Sent: Wednesday, August 25, 2021 5:41 PM
To: Jay McGowan <jmcgowan@cleelum.gov>
Subject: 47 Degrees North mitigation concerns

Mr. Mayor:

We are extremely concerned about the proposed 47 Degree North Major Amendment. Evidently, the proposed major amendment will replace the residential home development originally approved for the site without due financial mitigation.

This major amendment, if approved without adequate and legally enforceable financial mitigation on the part of the developer, should be denied.

The concerns revolve around how Kittitas County, the City of Cle Elum, the Cle Elum-Roslyn School District, WSDOT, and other *social services* can possibly afford to provide the additional infrastructure, staffing, equipment, and facilities that will be necessary to maintain a *barely adequate* level of service. Medical services? Clinics? Hospitals? Schools? Food insecurity assistance? Child services? County outreach offices in Cle-Elum for social services?

Transportation upgrades and improvements alone will be necessary to provide safe passage for residents of the Upper County when firestorms or emergencies occur. The county and cities of Cle Elum and Roslyn are in no position to accept this financial burden. A few taxpayers cannot fund the social and infrastructure needs of this new area. With a single property owner, out of state?

The financial impact costs for this project should be solely carried by the developer/owner. Public entities with taxpayer dollars CANNOT make up the shortfall.

How this mitigation is required, and IF the amendment is approved will both determine the quality of life for Upper Kittitas County for decades.

We have arrived at a momentous crossroads. It requires strong leaders in situations like these.

Respectfully,

Chris Madison Mary Madison 201 Sturgis Rd Cle Elum

From: amy macdonald <amylmacdonald@msn.com>

Sent: Thursday, August 26, 2021 9:43 AM

To: Planning

Subject: 47' North Amendment Letter

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

This is a terrible idea on so many levels! I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Amy Macdonald

317 Broadway St.

Cle Elum WA 98922

From: Stephanie Kuo <spottedequine@gmail.com>

Sent: Thursday, August 26, 2021 10:09 AM

To: Planning

Subject: Stop 47 Degrees North Project

Hello,

I am writing to you today because I strongly disapprove of destroying the WA state Horse park's trail system to massively develop it.

Every year this park has hundreds of horse events. Many stay and visit the local areas and support the local businesses. The trail system is safe and equine only. Something that is slowly fading away. Not all horses and humans are comfortable with bicycles, ATV or runners on the trail. Many times these individuals partaking in these activities are clueless about how to approach a spooked horse. The horse park is one of the only locations in the NW that you can enjoy without the worry of non equine sports.

This facility was supported heavily by the equine community to get their Arena built. If new homes were built around the park there would be mass complaints about "noisy" horses or the constant crowd of horse trailers coming and going. Not to mention the equines staying at the horse park would be in danger. Having so many homes around a lucrative horse area would only mean trespassers, thieves and heaven forbid someone harm one of the equines or release them from their stalls so close to a busy freeway!!!

This is an awful idea that is clearly only money driven. The equine community is strong and we love this park. Please do not destroy one of the last peaceful, safe and fun locations we have to visit.

Respectfully,

Stephanie Kuo- Equine owner and avid WSHP user.

From: NW Horse Report <news@nwhorsereport.com>

Sent: Thursday, August 26, 2021 11:04 AM

To: Planning

Subject: Proposed 470 North project by Sun Communities Inc.

Hello,

We are attempting to contact someone with your department who would be willing to speak with us about this project. Is there any way an appropriate point-of-contact could be available within the next couple of hours for a conversation to answer a few questions we have?

Regards,

-- Justin, Editor

NW Horse Report | Part of Equestrian Media Group

news@nwhorsereport.com | www.nwhorsereport.com

From: Stephanie Haag <stephanierosehaag@gmail.com>

Sent: Thursday, August 26, 2021 12:02 PM

To: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; Planning

Subject: 47 Degree North Project - public comment

City Council and Planning Commission,

Thank you for taking time to request and review public comments regarding the 47 Degree North Proposal. My comments are in response to the Sun Communities master site plan modifications request found here (<a href="https://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/?fbclid=lwAR3wF8s1lT_oEnOHtJCDNsWb7TKTGtAb0l8WzYyWLLfmqwbbEP-9xPz90oY).

I enjoy our small town and all the benefits small town living has to offer. I am not afraid of change or growth and recognize it to be a healthy part of any community. I do have concerns about the speed at which we are growing and most of my comments will reflect questions about how we will manage the growth.

Positive Aspects of the Proposal:

I am pleased to see that the proposal includes public access to trails, cemetery expansion, 7.5 acres dedicated to affordable housing, and the pay-for-use amenities to be available for all. I also like the business park allocation and open space.

THREE Major Concerns:

- 1. Infrastructure is a major concern of mine as our town considers this amount of growth within city limits. Point 8 on the proposal states that some construction will take place to improve infrastructure, but I worry that it will not be enough. Our sewer and water system, for example, are already beyond capacity and need to be replaced. Adding over 1,000 new units will undoubtedly make this problem worse. I highly encourage the City and City Council to require specifics of what these improvements will be and to carefully measure if they will meet the needs of our current and future residents. I hold similar concerns in regards to roads, public school capacity, recycle center capacity, and other such infrastructure.
- 2. The construction of 673 manufactured homes will help provide an option to purchase a home (versus rent) in this frenzied home buying market. However, manufactured homes are more difficult for good loan options, more difficult for finding good insurance, and do not retain their value like traditional homes. Dedicating such a large amount of homes in Cle Elum to be designated as manufactured may not benefit our residents as much as it appears at first glance.
- 3. I have serious reservations about the development of 661 RV spots. Will these be tourist (in and out) style units? Or permanent residents? Both have negative impacts. Tourist style units would help local businesses, but hurt traffic, infrastructure, create waste, increase fire risk (locals tend to be more careful than our in-and-out visitors), and so on. Permanent RV units can lead to decreased home values and damaged RVs that are no longer moveable. These units are often unsafe when heat sources break and improper repairs are performed. If there were fewer RV spots in the proposal, I would feel a lot more comfortable. But over 600 RV units is simply too many to properly maintain the area.

Overall, I support growth and development. However, the sheer number of units is alarming to me. I am very concerned what the 47 Degree North community will look like 10 years after these units are completed. And equally concerned with how our infrastructure will be impacted. I encourage City Council to get specific details in writing as part of the agreement before moving forward as well as seriously consider limiting the number of RV and manufactured units.

Thank you again for reviewing comments from current Cle Elum residents.

Stephanie Haag 1604 Marian Drive, Cle Elum

From: J Snedeker < JSnedeker@salmonterminals.com>

Sent: Thursday, August 26, 2021 12:55 PM

To: Planning

Subject: 47 Degrees North Application for Permit Change

To Mayor McGowan & Cle Elum City Council Members

Re: 47 Degrees North Application for Permit Change

As year-round residents of the Cle Elum-Roslyn Community, we are **strongly** opposed to the proposed modifications to the 1,100 acre Bull Frog Flats permit.

The proposed modifications change the property from conventional foundation-built housing, to Mobile Home structures and Motor Home RV camping. The Tax Structure for both of these changes will create a tremendous shortfall of property tax dollars while adding serious requirements to local infrastructure. The tax analysis completed by ECO Northwest on April 16,2021 shows a shortfall of millions of dollars in taxes over the years of this project.

The burdens put on this community are not properly supported by the changes proposed by Sun Communities. The changes, from conventional residential housing to a mobile home park with 627(!) RV sites, are not consistent with the surrounding community. We cannot envision how this would possibly benefit the cities of Cle Elum and Roslyn.

This is the wrong project for this area!! Please support the County Commissioners, Sheriff's office and the local citizens that elected you and deny these changes.

Respectfully yours,

Jack and Janet Snedeker 270 Portal Court Cle Elum, WA 98922

Jack Snedeker
Salmon Terminals, Inc.
jsnedeker@salmonterminals.com

Office 253-872-5484 Cell 206-499-9047

From: Douglas Champlin <dchampli48@hotmail.com>

Sent: Thursday, August 26, 2021 1:36 PM

To: Planning

Subject: No on 47 North project

Sent from Mail for Windows

Hi: I see no reason for this project to go forward except for the lure (to the city and county) of increased tax revenue. It makes no sense to make our lives hell so a developer can make a ton of money, and I seriously doubt that project will employ local contractors and labor. Our infrastructure is not adequate for a substantial increased in traffic, and the associated use of fossil fuels will negatively impact air quality for all our communities from Cle Elum to Ronald. Encouraging more traffic is environmentally unsound and unfriendly.

Sincerely,

Doug Champlin Ronald, WA

From: Marcia Estell <mestell@hotmail.com>
Sent: Thursday, August 26, 2021 1:38 PM

To: Planning

Subject: 47 Degrees North Project

City of Cle Elum Planning and City Council,

I strongly urge you to deny the proposed 47 Degrees North Project.

I attended the City Council meeting on Monday August 23rd and listened to the many concerned residents who voiced their strong dislike of this proposed project. As was questioned at this meeting I also am wondering who is to gain from this poorly thought-out development which will be a liability for the residents in upper Kittitas County. There are reduced tax benefits to this proposed project which will NOT fairly contribute to support the improvements necessary to sustain a development such as this. The road along Bullfrog had reduced speeds recently due to the breakdown of the road as it is currently used. There is insufficient infrastructure, police, fire, schools, medical care, veterinary care, etc. to support this additional growth and transient RV resort population. Safeway is the only large grocery store between Ellensburg and North Bend, serving so many already that the shelves are often unstocked and the parking lot overloaded. This encourages locals to shop elsewhere thus taxes being collected in another city - not Cle Elum.

Solving the lack of infrastructure and local services should be addressed by the City Council prior to allowing another change in the development, especially a huge transient RV resort park. There are many unanswered questions for this proposed project. Again, I urge you NOT to allow the 47 Degrees North Project.

Thank you,

Marcia Estell mestell@hotmail.com Sent from Outlook

From: C MILLER <cmiller368@msn.com>
Sent: Thursday, August 26, 2021 1:38 PM

To: Planning; C MILLER

Subject: 47* North Housing Development

To Whom It May Concern,

My husband, Jim Miller and I object to having this community project implanted within the confines of our small city! Trailers and RV's do not belong here because they won't pay for any expansion of the items listed below.

As it stands now, Cle Elum residents are already fed-up with:

- 1. Traffic patterns on our roads & disrespect of speed limits
- 2. Water moratoriums'
- 3. One grocery store with bare shelves.
- 4. Police department under staffing
- 5. Schools are beyond full
- 6. Fire Department understaffing
- 7. Property Taxes going up. Most of us are retired and on fixed incomes!

No one in Cle Elum goes to the grocery store from Thursdays through Sundays. It's a zoo there. I can't drive to Ellensburg to get my groceries week in and week out. The gas station at Safeway if the first thing everyone goes to

when entering town because it's less expensive than the west side. Gas prices will go up much faster than expected.

We can't afford that either.

These are just a few things that will be affected by all this nonsense! I'm sure there more areas I haven't touched on. DO NOT EXPLOIT OUR TOWN FOR THE BIGGER POCKET BOOK of others. We can't support them too!

Cheryl Miller 1-206-465-5191

From: barryc1519@gmail.com

Sent: Thursday, August 26, 2021 1:40 PM

To: Planning

Subject: 47Degree North Project

Cle Elum Planning Dept. Cle Elum, WA. 08/26/2021

Planning Dept: I am totally opposed to the 75 acre project which would eliminate the **Washington State Horse Park Trail System.** Many of the volunteers who helped the Horse Park become a reality are now looking at having one of the most important parts and highly used areas taken out from under us. The **Trail System** is one of the greatest assets of the **Horse Park**. It is enjoyable to be able to utilize the trail for special events and a cooler ride among the pines on a hot day in the summer. I have belonged to two **Equine Associations** in the past 18 years that have helped the **Horse Park** come to fruition, and I know the many members share my viewpoint regarding this situation. I have talked to numerous other non-association riders who are also really upset over the situation.

Therefore, I encourage the **Cle Elum Planning Dept**. to carry this message to the **Cle Elum City Council** that numerous equine owners in **Kittitas County**, oppose the 75 acre portion of the 47 degree North Project!

Respectfully,

Barry E. Callaway President Eastern Washington Quarter Horse Association

From: Eltayeb, Wael <wael.eltayeb@stantec.com>

Sent: Thursday, August 26, 2021 2:19 PM

To: mark.cook@co.kittitas.wa.us

Cc: planner@ci.roslyn.wa.us; Lucy Temple; Rob Omans; chris@watershedse.com

Subject: Request for City of Roslyn, City of Cle Elum, and Kittitas County (Case No. 21-10-1313P)

- Receipt Requested

Dear Mr. Cook:

We have received your request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a revision to the flood hazard information on the applicable National Flood Insurance Program (NFIP) map for Kittitas County, Washington. This e-mail is being sent to officially acknowledge the receipt of your request and replaces the paper copy acknowledgement letters previously issued by FEMA. We ask that you please respond directly to this e-mail to verify that it has been received.

The case number assigned to your request is 21-10-1313P, and the project identifier is Crystal Creek CTP Study.

We are reviewing your submitted data and will contact you if additional information is required to process your request. If additional information is not required, we will issue a final letter of determination within 90 days of receiving your request.

If you have general questions about your request, FEMA policy, or the National Flood Insurance Program, please call the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1 877 FEMA MAP (1 877 336 2627). If you have specific questions concerning your request, the case reviewer's contact information is listed below, or please contact the Revisions Coordinator for your request, Ms. Sonal Kulkarni, at sonal.kulkarni@stantec.com or at (240)-542-3102.

Please be assured we will do our best to respond to all inquiries in a timely manner.

Thank you,

Wael Eltayeb, P.E.

Project Engineer, Water Resource Engineering

Direct: 301 982-2806 wael.eltayeb@stantec.com

Stantec



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Trish Griswold <griswoldtrish@gmail.com>

Sent: Thursday, August 26, 2021 2:51 PM

To: Planning

Subject: 47 degrees north

Many months ago I wrote a letter to the editor of NKC Tribune asking about any interest in helping me complete grant process for new state program for acquiring green space land near communities impacted by growth. I also contacted the City of Cle Elum and Suncadia by phone. I was told by each group to contact the other. Pointing fingers game. Now I see that there is lots of public outcry pertaining to the predictable impacts that the plans of 47 degrees north will impose on our environment- the environment that attracts people to live here. I believe that if there is to be a development in that area it should be substantially smaller with a larger buffer between it and the school, cemetery and horse park. I struggle with the potential homeowners not owning the lot where there will be no pride in ownership and not feeling a part of and responsibility for our community. 47 degrees north is a concept that does not mesh with what we have here already. If the developers deal falls through, I pray that we try again with grant application to purchase the land from Suncadia as multiuse open space. This years grant money went to state and federal lands and trails. Grant money on the land of 47 degree north would affect the mental, physical and emotional health of so many more people many of whom are close friends.

Thanks for listening, Trish Griswold 203 elk Haven road Cle Elum 509-674-5169

Sent from my iPhone

From:

Aimee Castor <aimeecastor@mac.com>

Sent:

Thursday, August 26, 2021 3:17 PM

To:

Planning

Cc:

Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject:

47 Degrees North Major Amendment

Dear City of Cle Elum,

I live in Roslyn and am writing in regards to the proposed development at Bullfrog Flats that will likely house between 800 and 3000 people, from what I understand. I am completely opposed to the development for the following reasons:

With the additional people, I am afraid that I would not be able to escape if a fire was to occur.

So many houses will negatively impact the environment and Cle Elum river. A lot of us live in the area because we love nature and wildlife and want to preserve it.

We would need more infrastructure to support the increased population, which may increase our taxes.

Cle Elum and Roslyn have very distinct architecture from the coal mining era that represents the history of the area, which is part of what draws visitors here. Manufactured homes and trailers will detract from the historical beauty of Cle Elum and Roslyn. I drove by and looked at the examples of homes they construct and it looks as though they are built as cheaply as possible.

Apparently, from what I have heard, this will be leased land. These low quality homes will lose value over time and likely not hold up well, given our harsh winters. Furthermore, constructing these homes is doing a completely disservice to the people who will buy them because in addition to not owning the ground that they stand on, the houses will likely decrease in value.

In conclusion, I believe this development will be doing a disservice to everybody, including the home purchasers, current residents, and wildlife.

I appreciate you taking the time to read this email.

Sincerely,

Aimee Castor

From: mankiller99@aol.com

Sent: Thursday, August 26, 2021 3:46 PM

To: Planning

Subject: Washington Horse Park

Please leave the acreage around the park for the exclusive use of the horse park. Thank you Barbara Sponsler

Sent from the all new AOL app for Android

From: Adrianne Ghio <adrianneghio@gmail.com>

Sent: Thursday, August 26, 2021 6:40 PM

To: Planning

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, and Planning Department

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

I am sure there are many people who are responding to this proposal with expertise in the areas of ecological impact, resource allocation, zoning, or any number of concerns this development has brought up. In an attempt to stay in my own wheelhouse, I would like to voice my concerns about things I do know about.

I have been a first responder for almost a decade, and most recently a nurse. My husband and I purchased a home in Roslyn not long ago after moving from South Lake Tahoe, CA. Having lived in small communities for most of our lives, we are not unfamiliar with the unique challenges these wonderful places come with. These things can be small, not food shopping on a Saturday, perhaps. Or they can be potentially lifesaving, like knowing our escape route in case of wildfire.

There also exists a fine line with the available emergency resources available to an area and its population. It is not uncommon for a single motor severe motor vehicle accident to tie up this community's resources for an extended period of time.

I am not against the development of the Cle Elum and Roslyn area. What I am against is the expansion of this community's population with no planning or consideration about the strain put upon a small community. My career, and the places I have lived, have hardwired me to think about the worst-case scenario. I know how a single incident can leave first responders unavailable to respond to additional emergencies. I know what it feels like to have to decide what to bring if a firefighter comes knocking with evacuation orders. I know what it sounds like to have a friend call 911 while fleeing from a wildfire on a one-lane mountain highway, unable to get out of traffic, while pouring water on their infant to stay alive.

These are things that I do not want to experience in this community. The development of the proposed area would easily double the population of Roslyn and Cle Elum. With no plans in place to significantly expand the area's ability to provide emergency services, this development is a reckless expansion of an already taxed system.

This, among a myriad of reasons, is why I cannot support the development of 47 Degrees North.

Sincerely-

A concerned resident

From: J Thomer < nerdygirl@hotmail.com>
Sent: Friday, August 27, 2021 3:52 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh: Ruston Weaver

Subject: 47 Degrees North Major Ammendment

I am writing to express my fervent apprehension regarding the Sun Communities 47° North proposal for the Bullfrog flats property.

Although I've never been a city planner or had any involvement in the details of city infrastructure, as a layperson, I can see that a change in the current zoning to allow the proposed manufactured home / RV community instead of individually owned stick-built homes will have a VERY negative impact and will result in (among other things):

- Higher taxes for existing homeowners to pay for the extensive and far-reaching infrastructure required for a huge, fast, influx of people moving into the Sun Communities blight.
- The tax base for hundreds of stick built homes would be far greater than a tax bill for one large land owner. The taxes from individually owned homes would essentially be a COLA for the city whereas, I imagine, SC has a stable full of smart lawyers that would balk at tax increases and would fight it at every turn.
- The character of the area would change greatly, for the worse. This is a nice area, a
 development like this is not.
- Increased traffic, creating congestion. It's already bad in areas on the weekends.
- Overburdened schools. Where will new schools be built? Does the city already own a chunk of land for this? Again, the developer will NOT be paying their fair share of the changes they would create.
- Significant negative impacts on police, fire, medical and other public services that won't be fully paid for by the developer, so will fall on the rest of us land owners.
- I don't want to pay for the profits of a private corporation so they can pass it on to their shareholders and corporate officers. Time to STOP corporate welfare from the working people.
- Denial of the Sun Communities proposal will create local jobs for construction of stick built homes. Why would the City of Cle Elum want to deny people jobs?

The preceding is just a quick list off of the top of my head. I could come up with a plethora of reasons that would warrant DENIAL of this proposal. I respectfully urge the City to DENY this proposed amendment and retain the current approved land use zoning for the property.

Julie Thomer 305 W California Ave Roslyn, WA 98941

From: joe thomer <jpthomer@yahoo.com>
Sent: Friday, August 27, 2021 4:17 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment proposal

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders.
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original
 underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home
 community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joe Thomer 305 W California Ave Roslyn, WA 98941

From: Gregg Hires < gregghires@gmail.com>

Sent: Friday, August 27, 2021 4:47 PM

To: Planning

Subject: STOP 47 DEGREES NORTH

Attachments: City of CleElum.docx

SEE ATTACHED LETTER

City of CleElum

Dear Mayor and City Counsel

My name is Gregg Hires and I reside at 433 Dakota Heights Dr. I have been residing here three and a half years. I enjoy this community and know that the leadership of this city has made a lot of great decisions for the place to be what it is currently. Thank you and those who have gone before!

Authority and Responsibility must be coupled for our form of government to work. Regretfully there are many citizens who no longer trust elected officials. I have come to know that many in power no longer decide what to do based on the rightness of the thing being decided but what gathers power to themselves. Thus we live with rampant corruption and great mistrust.

I have read the thoughtful letters of agencies who speak with unity that 47degrees North proposal is a bad decision. Many adverse impacts will be experienced. This amendment is way different from the original. There are ample grounds to break off all negations completely and be troubled no longer. I also believe you have a great majority to empower you to act with authority.

Please use your authority responsibly! Vote to reject this proposal.

Thank you,

Gregg Hires

From: Walt Winter <winterwr@gmail.com>
Sent: Friday, August 27, 2021 7:31 PM

To: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Matthew Lundh;

Steven Harper; Ruston Weaver; Planning

Subject: New Resident - Reject 47 North

Dear Cle Elum Mayor and City Council Members,

I have priceless memories of spending weekends in the upper county as a young teenager. Now proud to call Cle Elum my home as my young growing family moved here recently.

I attended the public feedback meeting on Monday and echo the opinions of opposition to the proposed amendment. Many of the comments were valid on infrastructure, unfair tax funding, and so on. My take is a less measurable and more about how special this area is. Let's do our best to maintain the features and community that makes it so special. Developments like the proposed amendment for 47 North will discourage the memories I have of this area for the next generation and I'm concerned my kids won't get to experience it the way I did.

Growth in this area is inevitable, I ask you keep the existing permit in place which will allow slower, more sustainable growth.

Reject 47 North. Vote no.

Thank you.

Walt and Kristy Winter 1561 Coal Mine Way Cle Elum, WA 98922

From: Marcel Dolak <mdolak1@hotmail.com>

Sent: Friday, August 27, 2021 9:00 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North

Dear Local Government and Elected Officials,

I am writing as a resident of your district in opposition of the 47 Degrees N project. First off, this is NOT affordable housing. Manufactured home payments based on the prices quoted by the staff at the 47 Degree North (\$175,000-\$350,000) "community gathering" would range \$1500-\$2000 a month. The pad rent would be \$700-1000. For the same price someone could realize true homeownership in a development such as DR Horton did. 47 Degrees N would remain OWNED by a corporation disinterested in our community, but focused on profit and their board of directors. Let's allow residence of our community the opportunity of real property homeownership, not a depreciating asset such as a mobile home with no land.

In addition, the quality of the homes is disappointing. The models show obvious snow load falling right on the front porch/front deck causing a health amd safety hazard, as well as flat roofs on some park models. These will be hauled out on flatbeds in 15-20 years to our dump. We all know how the ice dam situation went a few years ago...

You are deciding the look and feel of our town FOREVER. Will you feel proud driving by 47 Degrees North, and will you in your heart be able to say that was the best possible use of this rare, and beautiful land, and one of the last large parcels in this area? Will this be a beautiful gateway for visitors coming to enjoy the outdoors of Salmon Le Sac, Lake Cle Elum, and the surrounding areas?

I feel that the local government is leaving valuable property tax resource behind as well by agreeing to this project. There are far better uses, multi-family, true single family, buyers actually interested in the community, etc. I think there are MANY other buyers with better intentions that would be interested in this property, and creating something that we can ALL be proud of. I do Not approve this use change. I ask for you all to deny approval.

Best Regards,

Marcel Dolak 425-466-5870

From: Barbara Brunner <trybjbrunner@yahoo.com>

Sent: Saturday, August 28, 2021 6:17 AM

To: Planning

Subject: 47 Degrees North Project

I know development is coming to Cle Elum and Kittitas county, but Sun Communitees is a bad fit for Cle Elum. I am resubmitting a letter my husband has written and am in agreement.

Thank you, Barb Brunner

City of Cle Elum - Mayor, City Council members, Planning Department

It's no surprise this subject has gotten so much publicity on social media sites, local newspapers, letters from our elected representatives across the county, and a huge public showing at the City Council meeting. And after reading all the information, letters, viewpoints and concerns voiced by everyone I can't find 1 positive affect this will have for our city or the upper county. If this development goes thru it will literally paralyze our schools, transportation infrastructure, health care facilities, law enforcement capabilities and city and county services to our residents.

Our county commissioners, Sheriff Myers and the Roslyn Mayor and city council are long time residents who have a very sincere vested interest and ownership in the proper urban growth of our community. This privately owned RV park and manufactured home entity is an out of state corporate entity in the business of making money. I have seen this city and community grow responsibly the past 25 years since I've been coming here and retiring here 10 years ago. I can't imagine what it would be like if this project goes forward as planned,

Its a corporation currently involved in several single and one class action lawsuit over their business practices and issues with several other communities they have developed. Why even take a chance and get an entity such as this involved so heavily in our little community. They have no vested interest except to make money and their lack of interest in developing the infrastructure necessary to effectively support such a huge change in such a short time is a disaster waiting to be developed.

Has anyone or can anyone state a single positive affect this will have for our community. Growth is inevitable but in a managed process that will have a positive affect and a type that fits our community residential and urban growth goals. The projected population the proposed project would generate in such a short time would rapidly overwhelm our facilities and infrastructure to the detriment of our residents and the entire upper county.

I hope you very seriously and completely listen to all the viewpoints and issues coming to the forefront on this project and make the decision for the best long term positive benefit to YOUR town. In my opinion this project just doesn't fit on so many levels,

Thank You

Sincerely.

Brian Brunner

Barbara J Brunner- 253-569-6919

From: Sent: Best Bulbs <bestbulbs@sbcglobal.net>
Saturday, August 28, 2021 9:38 AM

To:

Planning

Subject:

47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Paul Grutzner

321 W. 4th St. Cle Elum, WA 98922

From: Silver.kimberly@gmail.com

Sent: Saturday, August 28, 2021 10:50 AM

To: Planning

Subject: 47 Degrees North Major Amendment

To the city leaders of Cle Elum,

I am writing to ask that you not support the 47 Degrees North land project. I understand the need to increase density and how hard it is for people to find affordable housing, yet this project is not the answer. A development this large, without individual land ownership creates a massive neighborhood without the pride and permanency of traditionally owned homes. The quick increase in population will stress the public services- medical, police, fire, education. And traffic, already an issue every weekend, will decrease quality of life for all current residents. This massive development would also be central to Cle Elum, but not in line with the traditional character of this mountain area.

I am a home owner in Roslyn and have been visiting the area for decades. My family loves this area and want to see it grow respectably. Please do all you can to steer this property towards a solution that will benefit the greater community and add to the character and charm of this region rather than detracting from it.

Thank you, Kim Silver 302 W California, Roslyn Silver.kimberly@gmail.com

From:	Shelly Holt <shellybholt@hotmail.com></shellybholt@hotmail.com>
Sent:	Saturday, August 28, 2021 10:59 AM

To: Planning

Subject: 47 Degrees North Major Modification needed

Hello,

We live in the Cle Elum, as well as, own a second property here. We feel, along with most of this wonderful town, that the 47 Degree North development needs major modifications.

The infrastructure of this town can NOT in any way shape or form currently handle a development doubling the size of our population.

There MUST be more investment and thought put into the urban land infrastructure to support something like this PRIOR to the building of this development.

This includes a but is not limited to new roads, increased safety evacuation options, addition support/resources for our police force and firemen/women, expanded or additional schools, more than on large grocery store, the list goes on.

Please pause - build the above and then consider a development of this size.

Concerned citizens of Cle Elum, The Holt Family

Sent from my iPhone

From:

angela craig <angelac2020@live.com>

Sent:

Sunday, August 29, 2021 5:29 PM

To:

Planning

Subject:

47Degree North-request for modifications

Hello,

We are residence of Cle Elum. Thank you for giving us an opportunity to voice our opinion on the 47 Degree North development. There is no doubt, this community lacks proper housing for all social economic levels. We feel, along with most of this wonderful town, that the 47 Degree North development needs major modifications.

The infrastructure of this town can not in any way, shape or form currently handle a development doubling the size of our population.

There must be more investment and thought put into the urban land infrastructure to support something like this PRIOR to the building of this development.

This includes but is not limited to new roads, increased safety evacuation options, addition support/resources for our police force and firemen/women, expanded or additional schools, more than one large grocery store, the list goes on.

Please pause - build the above and then consider a development of this size.

Concerned citizens of Cle Elum, The Craig Family

Get Outlook for iOS

From:

Mark Hammon < mwhammon@gmail.com>

Sent:

Sunday, August 29, 2021 9:22 PM

To:

Planning

Subject:

NO TO 47 NORTH!

To Whom it May Concern:

Do NOT let this town get ruined like so many other Washington state towns (IE: Issaquah, Snoqualmie, fill in the blank!) NO TO 47 NORTH!

Mark & Jennifer Hammon 452 Mahonia Drive

From:

Visible Designs < visible custom designs@gmail.com >

Sent:

Thursday, August 12, 2021 9:10 AM

To:

Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject:

47 Degrees North

Dear City Officials,

I am writing to express my sincere concern about the size, scope and type of development associated with the 47 Degrees North project.

In the 7 years we have owned property in Cle Elum we have seen a steep decline in quality of life for our community due to the massive influx of people to the area. We can no longer shop at our only grocery store Thursday-Monday due to long lines and empty shelves. We can no longer enjoy the beautiful amenities of our lakes, our hikes, the places we used to ride our horses because of the insane amount of people. We don't bother going to local restaurants either because of the huge crowds and long waits. We live on Westside road and the traffic on Friday afternoons and Sunday afternoons and evenings have made us want to lock ourselves in the house because of noise and excessive speeds which are a danger to our pets and chidren.

Bringing this project to Cle Elum will only exacerbate these problems and destroy yet another area of natural beauty with development. I implore you to stop prioritizing development over the quality of life and provide the infrastructure needed before considering adding thousands of residents to a community that cannot provide for it and does not want it.

Thank you for your consideration.

Jénna Richter

From: Heidi Stone <eastsidewoodbugs@gmail.com>

Sent: Thursday, August 12, 2021 11:29 AM

To: Planning

Subject: 47 degrees north

To whom it may concern:

I would like to express my concerns regarding this proposed project. I am a full-time resident of Cle Elum as of 6 years ago. I haven't lived here all my life, but I can't remember ever not wanting to live here. Now I'm afraid that this proposal will change my mind, after waiting 50 years to live here. This town will lose its small-town feel with the increased population, traffic, and development of this proposal. We live here because we find old-fashioned kindness and close community feeling here. This will disappear with a development of this magnitude. I understand that progress can't be stopped. But this plan is too much, too fast, and too big. The Cle Elum that we know and love will disappear forever. Additionally, we don't care to see a potential increase in our property taxes as we age and retire to foot the bill for something we don't want to happen. This area is already overrun with visitors on the weekends. The impact this has is already challenging for the city and county residents to live with. There has been an increase in crime, litter, and traffic among other things as a result. Take a closer look at the street sides. We haven't been able to keep up with what is happening here now, let alone with thousands more.

Please reconsider this proposal and minimize the additional development of this town as it has already endured enough. Perhaps the money should be spent on giving Cle Elum a facelift and filling the empty businesses downtown before constructing more. And cleaning up the environment throughout the existing parts of town where it has become trashed up.

Regretfully, Heidi & Mike Griffiths

From: Glenna Green <gggreenbns@icloud.com>

Sent: Thursday, August 12, 2021 11:51 AM

To: Planning

Subject: 47 degrees north project

I am opposite to this project for many reasons. I do not believe the infrared is able to absorb a projection of things size and also I don't think that the process will be followed to mitigate any future building. We haven't enough emergency medical facilities or enough fire fighting abilities nor police. The schools aren't equipped for this kind of growth. Water is going to become more scarce and difficult to supply. Not to mention the impact on animals and plants in the area. I believe this should be voted down. This project doesn't belong here and is too large.

Sent from my iPhone

From: Glenna Green <gggreenbns@icloud.com>

Sent: Thursday, August 12, 2021 11:53 AM

To: Planning

Subject: Fwd: 47 degrees north project

Sent from my iPhone

Begin forwarded message:

From: Glenna Green <gggreenbns@icloud.com> Date: August 12, 2021 at 11:51:24 AM PDT

To: planning@cityofcleelum.com Subject: 47 degrees north project

I am opposed to this project for many reasons. I do not believe the infrastructure is able to absorb a project of this size and also I don't think that the process will be followed to mitigate any future building. We haven't enough emergency medical facilities or enough fire fighting abilities nor police. The schools aren't equipped for this kind of growth. Water is going to become more scarce and difficult to supply. Not to mention the impact on animals and plants in the area. I believe this should be voted down. This project doesn't belong here and is too large.

Glenna Green

Sent from my iPhone

From: Annamarie Mackey <annamarie.mackey@gmail.com>

Sent: Thursday, August 12, 2021 12:06 PM

To: Planning

Subject: 47 Degrees North Planning Committee

Hello,

I would like to add comments for the 47 Degree North development:

- Please do not allow wood burning fires at the RV development. With 600 + sites, the smoke pollution would significantly impact the larger community. Any effort to limit pollution would be greatly appreciated.
- Traffic/evacuation routes: please consider adding additional lanes on Bullfrog Rd from I5 to the entrance of the development. As it stands, there are already real concerns with the ability to urgently evacuate for potential wildfires as the entire Roslyn, Salmon La Sac and Suncadia communities all funnel onto Bullfrog Rd.

Thank you,

Annamarie Mackey 660 Snowberry Loop Cle Elum, WA 98922

From: Seth R <sethvdci@gmail.com>

Sent: Thursday, August 12, 2021 12:59 PM

To: Planning

Subject: 47 Degrees north

As a lifelong resident of this community I am opposed to the idea of a development like this.

The traffic even on weekdays now is out of control. The town is growing into something completely different than it used to be in the past. When I graduated high school here I stayed and got married and had children that I wanted to raise here. But if a development like this is going to be allowed then it is going to force people with roots and family out of this beautiful place. I can't even find a spot on the river to take my kids on a weekday anymore without 30 cars there. It will also bring property taxes up to a place even more out of control than it already is and the lifelong residents will be forced out. Not to mention what it will do to the impact of local recreation and wildlife.

From: Stacy S <sittons@hotmail.com>

Sent: Thursday, August 12, 2021 1:03 PM

To: Planning

Subject: 47 Degrees North

Hello!

I am writing as a request to truly review and study the potential impact of a large project moving into the area. The areas of concern are:

Traffic mitigation

Emergency service/police staffing

Overpopulation vs. police department staff How the influx of people will effect roads, grocery store(s), and growth patterns in and around the area.

How will the demand/population and traffic be handled to and from freeway, and within city limits?

I know this is an ongoing debate within the community, so these things need to be addressed so those citizens who currently live here aren't pushed out by the influx of massive growth.

Thank you for your attention and time to reading this!

Stacy Sitton 241 Juniper Lane

From:

Gayla Barton < gaylab83164@gmail.com>

Sent:

Thursday, August 12, 2021 1:29 PM

To:

Planning

Subject:

47 degree North

This development is the worst plan ever!!! How can our area support this many more homes, we don't have the infrastructure for this. One grocery store, strain on an already small police department. Roads need repairs and this many more homes will just add to it. Increase in traffic, restaurants and businesses too crowded! More people means more crowding at the lake and campgrounds and more garbage! Most people were thinking it's time for a building moretorium, not a huge development like this. Pleas don't allow this mega development to occur here. Send it further East someplace. Don't ruin the beautiful forest please. Thank you

From: Jenny McKeefry < jennymckeefry@gmail.com>

Sent: Thursday, August 12, 2021 3:02 PM

To: Planning

Cc: Beth Williams; jglobdo@cleelum.gov; Jay McGowan; Ken Ratliff; Mickey Holz; Matthew

Lundh; Ruston Weaver; Steven Harper

Subject: 47 Degrees North

I'm writing in regard to the planned 47 Degrees North project. I have many concerns about this planned community, particularly the size and scope. I do not see how our current schools, roads, amenities and other infrastructure can possibly support this type of development. I've lived in Washington for 32 years and have seen the exact same fast growth literally destroy communities. It happened in Kirkland, Redmond, Issaquah, Sammamish, Bellevue, Woodinville, Maple Valley, Renton and on and on. Roads become a traffic nightmare, schools are overcrowded before they even open and crime rises.

I've experienced all of this firsthand and it saddens me to see the same thing happen to our small mountain community. In addition, upon researching Sun Communities prior developments, it doesn't appear that they are well-maintained in the long term.

It is my hope that this massive project can be downsized to a much more reasonable footprint and that the infrastructure and necessary amenities can be added as it's built. There is no way we can currently support such a large endeavor.

I'm asking the City of Cle Elum and those in charge to please reconsider the size and scope of 47 Degrees North as it is currently planned. It is my opinion, based on experience, that it will adversely effect our area for many years to come.

Thank you for your consideration.

Jennifer McKeefry

From: DPoz <dpoznick11@gmail.com>
Sent: Thursday, August 12, 2021 3:38 PM

To: Planning **Subject:** Fwd: 47 North

Cc: <mlundh@cleelum.gov>, <sharper@cleelum.gov>, <rweaver@cleelum.gov>, <mholz@cleelum.gov>, <bwilliams@cleelum.gov>, <imcgowan@cleelum.gov>, <iglondo@cleelum.gov>, <kratliff@cleelum.gov>

First, I want to say THANK YOU for the work you are doing to support Cle Elum. I listen to the City Council meetings online and find them very informative.

I also want to share my concerns about the proposed 47 North development. If it were 1/4 the size, I wouldn't take issue, but given all the growth in the city, I'm afraid we don't and won't have the infrastructure to support so many new residents. With Sean Northup's new property, continued development in Suncadia, we simply can't take on 47 North.

I do not support Sun Communities current plans, but would be open to a much smaller community that could grow once we have more infrastructure built.

Thank you!

From: louamadio@hotmail.com

Sent: Thursday, August 12, 2021 5:35 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Development feedback

To Whom it may concern,

I'm writing you today about the 47 Degrees North Development. I wish to register my dissatisfaction with this development. I believe that this development will radically alter the economics of Cle Elum, increasing the number of transient people, and create economic pressures for existing residents due to gentrification and outside money.

I ask that the planning and city consider restricting the number of units and use of this area.

Specifically, I'd ask for:

- Reduce the RV/Glamping spaces by half.
- Restrict the number of rentals
- Disallow AirBnB within the area
- Allow all Cle Elum residents access to parks
- Have the developers pay for expansion of ingress and egress into Cle Elum for example, adding an onramp/offramp on upper peoh point road to i-90, and add eastbound offramp at exit 84.

Cle Elum's charm is the people and community. Creating "hotspots" and tourism can devastate the charm. Please proceed with caution.

Thank you, Lou

From: John Kach <jkach30@gmail.com>
Sent: Thursday, August 12, 2021 6:00 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven

Harper; Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North

All: I'm sure you have spent a great deal of time on this subject and put a lot of work into it. Despite that, it seems like a development of such a large proportion will certainly cause adverse problems in an area that is starting to find a good medium. Some of the concerns that come to my mind are -

- 1) Are there plans (from the developer) to build another grocery store?
- 2) Are there plans to expand the Cle Elum & Bullfrog exits?
- 3) Will the DOT enlarge the freeway to 3 lanes in each direction for several miles? (we already have a huge stoppage on 190 at certain times)
- 4) Where will new individuals find employment? Cle Elum already can't find workers and draws from Ellensburg & beyond
- 5) Will a new fire station be built (police expansion as well)?

I hope these issues have been discussed and planned as they could definitely make the whole plan take a bad turn. Thanks for your consideration - We love Cle Elum!

John Kach

From:

Shannon O'Malley <shannonromalley@gmail.com>

Sent:

Thursday, August 12, 2021 6:04 PM

To:

Planning

Subject:

47 North citizen comment

To whom it may concern:

As a resident of Roslyn, WA I am very concerned about the detrimental impact the 47 degree north development will have on our community. I feel our resources will be strained by a development designed to decrease in values and harm the owners. Please do not allow this development to harm us and the people of Upper Kittitas county. This is absolutely not in anyone's best interest besides the short term gains of the development company.

Thank you, Shannon O'Malley August 16, 2021



City of Cle Elum Attention: Planning Department 119 West First Street Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

Mayor, City Council members, Planning Department,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

In addition, to the above issues this weekend with the fires on eastbound I-90 which shutdown the interstate for a number of hours provided a glimpse into the traffic issues ahead for Cle Elum and the Upper County if this project goes forward.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Thomas C. Missel

206 N. 1st Street/ P.O. Box 182

Roslyn, WA 98941



City of Cle Elum - Department of Planning. 8 Mayor,

The Sun Communities 47° North Proposal, for the Builfrog Flots property is a drawback to our city & community for a multitude of reasons. This proposed manufactured home / RV Community.

- is not in Character with the city of Cle Flum.
- would create a new & Separate tourist community, NOT an extention of the city's current existing neighborhoods (as required by city zoning & current approvals.)
- out of state. publically traded corporation. (again, not a neighborhood).
- Will increase upper Country's traffic congestion & gridlock conditions extensively.
- Will require public expenditures & increase Upper County taxes to pay for, essentially a subsity for a private business.

and Retain the current approved Land use for the property.

— Jayde Holbert

of 116 W. 2 20 St. Cle Elum, WA 98922

Re: 47° No. Development R AUG 19 2021 Bullfrog Flats. By Vision 18 CC and Mayor of w, Developers and a Stakeholders, significant amoun

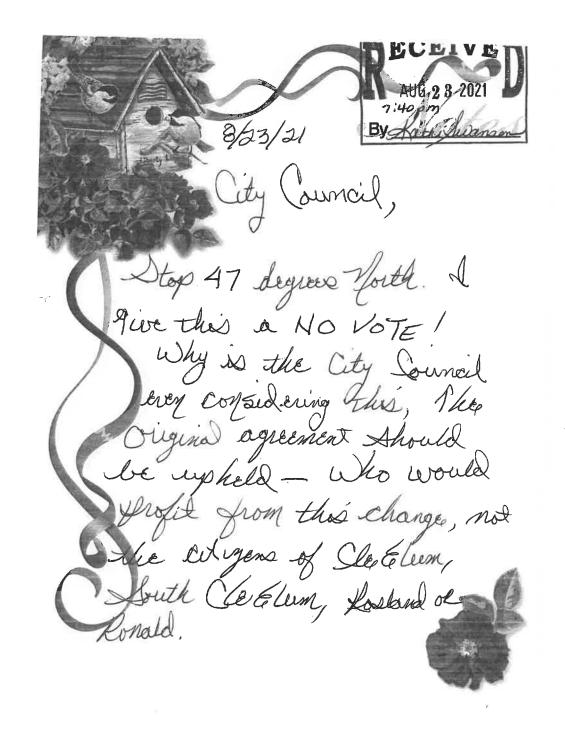
Serve people, Thankyou, *

To: Honorable Mayor, City Louncil Members, and Planning Department you Upper Kittitas County. Re: 47 Degrees North Major Amendment Proposal: Greetings and thank you for considering the following have strong concerns for he Sun Communities 47. No. roposal for the Bullfrog Flats Area. as well 10the Durist taxpayers. Significal will be





mora



new this type of Frouth ... Traffie is terrible ova the weekends, starting on Thursday Don't Shop D' Sofeway, our neighbor hood store is always busy, lack of groceros, long Dines. I Shop &-King Softway by to get an appointment Oppointment to Dece on Doctor is 24 days

and they list goes on. Please Voto 1/3 -Buce & Eifer Polenske Cle Eleim, 98922

City of Cle Eliene Wa.

We are not in forot of 47° North

levelopment now or every.

no infanstructure to support project

no police dept large eneways

no medical facility near big enough

rohools are at a may now

fire departments are mated wit

So tired of being the first best place

east of King County.

Sincerely. Dennis Landage P.O. Box 684 Roslyn Wa 98941



+ Carolyn Sandage

Cle Elum Mayor and City Council Members

119 W First St Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal



I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

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Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

Name				
Street address				
City		*		

AUG 2 5 2021

By W

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Name

517 S. 2nd J.

Street address

Rolling Ma. 98941

City

Cle Elum Mayor and City Council Members

119 W First St Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Name

Street address

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Re:

47 Degrees North Major Amendment proposal



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Name

Street address

Danald L

98940

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum. WA 98922

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Cle Elum Mayor and City Council Members

119 W First St Cle Elum, WA 98922

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Street add			
City	right		

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Elizabeth Wilson

Name

103 E Penn Syvia Ave

Street address

Roslyn WA 98941

City

AUG 2 5 2021

By W

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PO BOX 750

Street address

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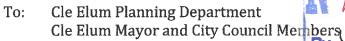
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Street address

Roslyn WA 98941

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510 Wes + Haska Ave
Street address
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IOD WEST HOFFMANDIUS AYE NE Street address

ROWN WA 98941

AUG 2 5 2021

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690 Sutler

Street address

Zillah Wa 98953



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Nicale Standish
Name
302 W. Alaska Ave
Street address
Roslyn

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
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Cle Elum Mayor and City Council Members

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Mama

Street address

WA. 98940

AUG 25 2021

By P

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RATHERINE FIRST	
Name	
203 5, 3 Ms ST. Aug	
Street address	
Roser	
City	

Re: 47° North Development Amendment

Dear City Council & Planning Staff

As full time Cle Elum residents, we are submitting this letter in **opposition** to the planned development of 47° North in terms of both the planned high density housing component and the RV park. The proposed development's request for zoning changes DOES NOT come in response to a community request or need, but it will serve as burden placed on all residents both inside and outside the City. Nearly all functional elements and community benefits associated with living in this area will be forever be ADVERSELY AFFECTED... changes that cannot be undone.

The Residents CANNOT shoulder the burden and consequences of...

- ** Undetermined financial burden that the developments will have on the Police Dept, Fire Dept, Public Works
- ** Overwhelming impact that will be placed on our limited Emergency Medical services... 911 support / response, emergency facilities and staff, longer term care
- ** An absolute and un-imaginable impact that will be placed on Schools... teachers, staff, facilities, transportation
- ** Dangerous and excessive impact that will placed on Roads... local to Cle Elum, but also up lake access, emergency access and evacuation routes blocked by congestions (remember the Jolly Mountain fire!!!), further burden to I-90 grid-lock
- ** Lasting environmental impact resulting from both density AND activity... while the property under current zoning will someday be developed the request for zoning / density / use change will negatively impact ALL wildlife in the area

I could go on and on but the bottom line there is **NO BENEFIT** to the proposed request to rezone the property nor allow such a development to come into this area that would in result an **absolute**, **irreversible**, **negative impact on the community**.

Sincerely,

Gary R. Sanford Janet L. Sanford

381 Maple Leaf Loop Cle Elum WA 98922n

Cle Elum Mayor and City Council Members

119 W First St Cle Elum. WA 98922

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503 S. A Street

Street address

Roslyn WA 98941

City

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal



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DoLores C. Lockett Sylver - Lockett

Name

124 N 574

Street address

Ros Lyn, WA. 98941

To:

Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

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Street addi	ress			
City				anachalla)

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AMANDA NICKHOLDS	
Name	OB GUGACICA
306 W CALIFORNIA AVE	(CS) GOGACIE
Street address	
ROSLYN, WA 98941	
City	

Cle Elum Planning Department Cle Elum Mayor and City Council Members 119 W First St Cle Elum, WA 98922

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306	W	CALIFOR	RNIA	AVE	
Street a	ddre	SS	-XX=		
ROS	LYN	II WA	98	941	
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2357 W VIEWMONT WAY

Street address

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31 Sprea Ct & 131 Augusta Pl. Cle Elum

Street address

Cle Elum, WA

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Cle Elum Mayor and City Council Members

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Avienne Wood	
Name	
PO BOX 1043 Roslyn, WA	18941
Street address	
Roslyn, WA 98941 City	

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Richard L Tignor hullatight
Name
821 Buffalo Springs Rd
Street address
Cle Elum Wa 98902
City
M. tignor & comcast net
nies:
Shocker trucking + Excavation
Shocker Metalshop



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Michelle Tignor M. Tignor Name 821 Bullalo Springs Rd Street address Cle Elun Wa 98922 City

M. + ignor & corncast. net

companies :

Shocker trucking + Excavation Shocker Metalshop To: Cle Elum Planning Department

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Rospi Wa 98941
City

Bedun

P. 6 Box 141

P.

AUG 3 0 2021

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Sandy Sutton

Name

P. Box 25

Street address

Roslyn, WA 98 941

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For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

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Street address



To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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ROSEMARY DIXOS ROYS
Name

Street address

RODALD WA 98940 City To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

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Name

107 w Nevada Ave

Street address

Boslyn WA 989411

Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Re:

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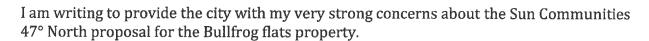
Joseph G. Medvedich
Name
PO BOX 267
Street address
Rosly 11 Wg. 98941
City

Cle Elum Planning Department Cle Elum Mayor and City Council Members 119 W First St

Cle Elum, WA 98922

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Vame

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To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

RECEIVED
AUG 3 0 2021
By

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Cle Elum Mayor and City Council Members

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Name

/OS W. ARIZONA

Street address

ROSLYN 98943

City

City of Cle Elum - Mayor, City Council members, Planning Department,

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Additionally, I would like to add the following points. The 47° North Proposal for the Bullfrog Flatts Property or **ANY** development to the property would:

- Decimate the natural habitat of migrating herds of Elk and Deer,
- Destroy the natural beauty of the outer edge of our community, making it less welcoming for visitors and recreationists,
- Functionally destroy and undermine the business of the Washington State Horse Park,
 which brings large numbers of recreationists to Cle Elum,
- Create hazardous conditions during future wildfire evacuations on the narrow roads,
- Deplete our already receding water table,

- Create significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by ANY developer, public or private, and therefore,
- Create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for.

The Upper Kittitas County is a beautiful place, perfect for recreationists and tourists. What brings business and tourism to Cle Elum is the open space and natural beauty of our area. By granting the rights to development to any developer, public or private, the city of Cle Elum is making a mistake and following in the footsteps of other resort towns. The natural beauty, marred by cookie-cutter housing developments, dries up and the business goes to the next town over.

I propose the rezoning of the Bullfrog Flatts property, into a city park or similar, with things that bring people into our region, trails, horseback riding, ect.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and consider a change in the land use for the property.

Respectfully,

Kendra Strahm

Address

340 Lone Fir Lane Cle Elum, WA 98922

Kendra Startin 9-9-2021

City of Cle Elum - Mayor, City Council members, Planning Department

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Respectfully,

Sue Mickelson, Cle Elum Business Owner and Resident

September 7, 2021

To: City of Cle Elum

Mayor

City Council Members Planning Department

From: Larry Stauffer

2661 Lower Peoh Point Road

Cle Elum, WA 98922 Stauffer@Lynden.com

RE: 47 Degrees North Application- Written Comments

Please consider this correspondence my response to the Sun Communities Notice of Application for Major Modification of Bullfrog UGA Master Site Plan and Development Agreement dated August 12, 2021.

I am strongly opposed to the Sun Communities proposal, as are the vast majority of the citizens of Cle Elum and the upper county. The proposal is an abomination and if allowed to be developed in the manner submitted would have wide-ranging negative effects on the community from both an economic and cultural basis. It is not hyperbole to expect that if built, it will destroy the community as we know it.

The Bullfrog Flats area will ultimately be developed into housing. I am not opposed to development, I am opposed to the Development Proposed by Sun Communities. The originally approved Master Plan had flaws, but it represented a more typical neighborhood approach; with fee simple land, individualized stick-built structures, a preclusion from RV's after the build-out and expectations for the use of a local construction workforce and locally supplied materials.

There are many reasons to reject Sun Communities proposal:

Major Modification Not appropriate.

- The proposal as presented by Sun Communities does not represent a modification to the Master Site Plan and Development Agreement. It is a whole different animal and should be treated as such.
- 2) The application should be considered a new land use action and the City's review should be consistent therewith.
- 3) The proposal should be vested under the regulations currently in place.

Application Incomplete

1) Sun Communities has presented an incomplete application. The Applicant submitted the following statement in its application: "Please consider this a partial submittal to the Major

Modification to the master Plan for 47* North. The Conditions of Approval, Additional Development Standards, and supporting documents will follow in the coming weeks."

- 2) Sun Communities failed to provide details as required in CEMC 17.45.080, Application for mixed use approval. Specifically:
 - a. 17.45.080, A. A statement summarizing how their planned development meets the purposes and objectives of the planned mixed use district.
 - b. 17.45.080, C.2. A statement specifying the program for development, including phasing or completion schedules, if any, and the anticipated project completion date.
 - c. 17.45.080, C.10. A statement identifying applicable policies of the Cle Elum comprehensive plan, any subarea plan and any annexation and or development agreements, and demonstrating how the development proposal meets such policies and the objectives of this chapter.

The application fails to include all documents and statements required to be considered a complete application. The citizenry is allowed to comment on a complete and comprehensive application rather than a partial submittal. As a result of the applicant's failure, the City should determine that the application is incomplete, require the applicant to re-submit with all supporting documentation; and once all supporting documents have been submitted and available for public review, initiate a second comment period.

Notice of Application

The Notice of Application on the City Website sets out an overview of both the **Required Permits and Approvals** and **the Application Review Process**. The process is not well defined or clear about the steps to be taken and provides conflicting statements as to the process of approval.

- 1) **Required Permits and Approvals**: The proposed modifications are subject to City Council review and approval. If approved, a new Development Agreement between the City and Sun Communities will also be prepared for City Council review and approval.
- 2) Application Review Process: The requested modifications are being processed as a Type 4 application which includes an initial 15-day public comment period. All comments received by the City will be posted on the City-website and the Project Sponsor will be provided with an opportunity to review and respond to the comments received by the City. The City Development Review Team will then review the application materials an all comments received and determine whether the application is consistent with the Development Agreement and the regulations under which the project is vested. A written Staff report with recommended Conditions of Approval will be prepared and made available for public review and comment. In addition, a public hearing will be conducted to receive further comments. All comments received by the City will be reviewed and a recommendation will then be made to the city Council, who will decide whether to approve the modified Master Site Plan and New development Agreement.

The steps outlined within the section **Required Permits and Approvals** states that the City Council must review and approve the proposed modifications in ADVANCE of the preparation of a new Development

Agreement. The **Application Review Process** set-forth an entirely different set of steps. The document is confusing to the public and creates a sense of disarray as it relates to how the application is to be processed.

Bifurcate the City's Consistency Review and Staff Report process.

Because of the complexities of issues presented as a result of the applicant's proposal, the amount of research, legal review and analysis required by the City review staff will be enormous. The City should bifurcate the process into two parts in order to minimize time and expense, and provide the appropriate level of public insight necessary for a proposal of this magnitude as it relates to the determinations made by City staff.

Zoning and Code review.

- 1) The proposed project should first be reviewed against all current zoning and Cle Elum Municipal Code. A staff report outlining the City's determination as to whether the proposal conforms to all of the City zoning and municipal code should be presented to the applicant, public, and if necessary, to a hearing examiner for consideration. Only after citizen review and comment, and if necessary, a hearing examiner's opinion is rendered, should the second phase of the review be considered. If it is determined that the proposal is not consistent with current zoning and all applicable code, the proposal should be rejected. If it is determined that the proposal is in conflict with code or zoning, the City has the right to propose zoning or ordinance changes to the City Council. It is not appropriate however, to modify zoning or code within the context of a Development Agreement.
- 2) Once the review outlined above is completed and only in the event that the proposal was determined to be consistent with all current zoning ordinances and applicable municipal code, the City staff should initiate the second stage of the review process, including the drafting of the appropriate Development Agreement. While it may be possible that differences of opinion exist as it relates to the interpretations of specific regulation(s); the City staff owes it to the community to interpret such regulation(s), in all cases, to the benefit of the community and with ample consideration to the desires of the public.

Zoning, PMU Planned Mixed Use District

- 1) 17.45.010, Purposes and objectives.
 - a. Sec.A.3. To encourage building design that is in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum Area;
 - b. Sec.A.5. To ensure that all development gives adequate consideration to and provides mitigation for the impacts it creates with respect to transportation, public utilities, open space, recreation and public facilities....
 - c. Sec.B.2. To create attractive, pedestrian-oriented neighborhoods with a range of housing types, densities, costs and ownership patterns

The afore mentioned purposes and objectives stand in stark contrast to the proposal submitted by Sun Communities.

2) 17.45.050, Uses Permitted

a. Sec.A. All principally and conditionally permitted uses in this title may be allowed in the PMU district...

Permitted uses include

- i. R-Residential District; and
- ii. RM- Multiple Family Residential District
- b. 17.16, R-Residential District; 17.16.010 Outright Permitted uses; Sec. A. One single-family dwelling per legal lot of record (including manufactured homes) and duplexes with not more than one duplex per street frontage per block.
- c. 17.20, RM Multiple Family Residential District; 17.20.010 Permitted uses; Sec. A. Single-family dwellings, multiple-unit dwellings and townhouses.

Single-family dwellings are allowed within the Planned Mixed Use District because they are allowed in both the Residential District and the Multiple Family District. However, the code clearly and unambiguously states that each single family dwelling must be placed on a single tax parcel, "One single-family dwelling per legal lot of record (including manufactured homes)".

The applicant's proposal is to construct a traditional manufactured/mobile home park. All single-family residences are proposed to be placed on "un-plotted lots" under the ownership of and management of the park developer. The Cle Elum zoning ordinance does not recognize manufacture/mobile home parks a permitted use within <u>Any</u> zoning district of the City.

Mitigation and Economics

The Applicant should be required to mitigate 100% of the negative impacts associated with the proposed development. All mitigation should be made concurrent with the actual build-out of the development. Mitigation should be addressed relative to all City, County, State and local associated special district impacts. All details associated with such mitigation requirements and agreements should be detailed within a newly created Development Agreement and subject to public review rather than in separate stand-alone agreements as proposed by the Applicant. CMCU 17.140 specifically authorizes the City to include affected public service providers as legal parties to the Development agreement at the City's discretion. In the interest of transparency and comprehensive mitigation of this unique and farreaching project, the City should exercise such discretion.

The Applicant's proposal will generate substantially less revenue in the form of taxes than the original Master Plan approved in 2002. Some methodology should be imposed upon the Applicant and/or its future renters to ensure that all of the fiscal impacts associated with the development are paid for by the Applicant and/or its renters rather than the other tax payers in the upper county.

Too Large to Fail

Sun Communities' proposal envisions a huge RV and Manufactured/mobile home park that would nearly double the population of Cle Elum and the surrounding area. This private resort which is isolated from the rest of Cle Elum is nothing but a large business attempting to set-up up a for-profit-company disguised as housing. If the economics of this company fail, and the company defaults in respect to its obligations, the City will end up holding the bag. The City of Cle Elum does not have the capacity to take on such a burden and is not in the financial position capable of taking on such a risk.

Predatory Housing Practices

The only beneficial party to the Sun Communities proposal are the Sun Community investors. The citizens of Cle Elum and the upper county will be robbed of the tax base initially contemplated within the Approved Master Plan and will be saddled with increased traffic, decreased public services, overstressed schools, a decrease in recreational opportunities and a giant trailer park plopped within what was once our small-town mountain home. The owners of the manufactured houses will face annual increases in lease payments, higher mortgage rates than with traditional housing, devaluation and deterioration of the actual structures and no opportunity to build equity in what they thought was their home. Individuals that can least afford to be taken advantage of are the ones that trailer parks feast upon. Modular housing parks are a scam dressed-up as entry level housing.

Who's Listening?

The Community has spoken loud and clear. It wants no part of the 47* North development. The Mayor and the City staff have a substantial amount of discretion as it relates to the interpretation of the City zoning and municipal codes. Their interpretations will constitute the basis for the Staff Report which is expected to include a recommendation for approval or rejection of the Applicants proposal. It is the responsibility of the Mayor and the City staff to protect the interests of the community at every available opportunity and as such should exercise such discretion wisely.

Sincerely

Larry Stauffer

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment

Thank you for the opportunity to provide comments on the Sun Communities 47 Degrees North Major Amendment.

I am very concerned with this proposal, which would result in a near doubling of the population of Cle Elum/Roslyn/South Cle Elum. The EIS details how this near doubling of population will have huge impacts across the board on Cle Elum and the entire upper county, in almost every way imaginable, and per the EIS this will happen in a seven year period, essentially overnight. What community can grow like this, keep up with infrastructure and maintain its essential character? The answer to that question depends entirely on how growth is planned and managed.

In 2002 the Cle Elum city council approved annexing the Bullfrog Flats property and designating it urban for future city expansion to accommodate long term growth. They designated it for Planned Mixed Use to allow for a range of housing types and opportunities, large lots, small lots, apartments, and a full range of everything in between. And it was zoned and planned to include a moderate set aside for employment and shopping opportunities to provide jobs for the new (and existing) population. The goal was to accommodate growth by creating new neighborhoods, integral with the city that were "in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum area". This vision for future growth is not my vision, or even my words, it's clearly articulated in Cle Elum's zoning code.

Sun Communities has proposed to change this vision. Their vision is to use the property for a huge new tourist resort with two components: an RV resort and a Manufactured Home resort. Gone is the idea of traditional neighborhoods integral with, and in character with, the rest of the city. The Sun Communities proposal would create a huge new gated private resort disconnected and walled off from the rest of the city. All ownership of the land will be retained by Sun Communities in perpetuity with community membership/ground rights "leased" back to individual unit owners. None of the proposed development, not it's look, feel, design or ownership structure, even remotely reflects the "traditional rural, small town, mountain character of the Cle Elum area". The employment area has shrunk to a third of its original size, along with the number of jobs created, and the employment component is not even part of Sun Communities' proposal so there is no guarantee it would ever be built. Sun Communities will argue that the Manufactured Home component is not a resort and that it will provide reasonably affordable housing to the community, but all one has to do is look at the private gated design, types of amenities included, the ownership, membership and cost structure, lack of restrictions on short term rentals, no commitment that any units will actually be "affordable", and it's obvious what the community will really be about. This vision for the Sun Communities project is not my vision, it's clearly outlined in the EIS reports and Sun Communities published material.

In 2002 the city created the Planned Mixed Zoning to allow significant flexibility and creativity in neighborhood design to meet the city's long term community growth visions. Now Sun Communities is attempting to use that flexibility to achieve its own corporate goals, which it's not a reach to say are diametrically opposite of the city's long term goals. I believe a clear and

honest reading of the City's zoning code applied to Sun Communities proposal shows that it doesn't meet the city's codified vision for this property and should be denied on that basis alone.

Specific concerns are provided below:

- 1. Comment on Process Major Amendment not appropriate; New Application The proposal should be viewed as a new land use application, with full discretionary review and approval authority, and not as an amendment to the existing land use approval (existing approval) because the proposal is so different from the existing approval, with wholesale changes in the types, distribution and ownership of land uses, that it should be reviewed as a new application. Major difference are:
 - The proposal would effectively turn the project into a private resort community operated as a business, and not a series of traditional neighborhoods and mixed uses contained in the existing approval.
 - The RV park/resort constitutes almost half the Sun Communities proposal and is definitively a resort and private business venture.
 - The Manufactured Home (MH) component includes some elements of residential housing but will in fact be wholly owned by Sun Communities and function as a private resort.
 - A private resort is not consistent with the PMU zoning and Development Agreement.
 - The proposal will be physically and effectively separated from the rest of the City of Cle Elum. All roads and utilities are proposed to be private. Access to the resort will be restricted only to customers, residents and guests, essentially creating a "city" within the city.
 - The proposal does not include the 25 acre commercial center, and there are no guarantees as to when, or even if, it will be built. The commercial center is an integral element of existing approved land use to meet the requirements of the PMU zone. Its removal from the application is inconsistent with existing land use approvals.

It is clear that the changes are so extensive as to retain little or none of the elements of current approval. Because of the wholesale and extensive changes outlined, the Sun Communities project should be treated as an entirely new application.

- 2. Comment on Zoning Consistency of the proposal with the PMU zone A review of the proposal against the provisions of CMC 17.45 shows numerous inconsistencies with a number of specific elements of the PMU zoning and conflicts with the city's intent for development of the property. I respectfully request that the city's staff report include a detailed review of <u>all</u> provisions of the PMU zone and how the proposal complies (or doesn't), and to the extent the proposal fails to meet any requirements that it be denied or sent back to the applicant for redesign to meet zoning requirements.
- 3. Comment on Code Conflicts with current city code (CMC) A review of the proposal shows it is likely that in order to be implemented the Sun Communities

proposal will require amendments to a number of sections of CMC. Just a few examples:

- There is no reference to MH "parks" in the CMC. MH is a permitted type of dwelling in the R-Residential District zone (17.16.010) but with the specific requirement of only one MH per legal lot of record. Section 17.45.050 of the PMU zone would seem to allow R-residential uses in the PMU zone, but only in accordance with the R-residential zone requirements for that particular land use, which in this instance would require one unit/one lot.
- Is it the intent of Sun Communities to create individual legal lots which they will retain ownership of and lease to residents/members? If so this would be inconsistent with the Notice of Application, but if the intent is to create individual legal lots what subdivision method would be used? If the proposal is using a binding site plan or condominium process there appears to be at least some conflict with CMC 16.46.010 & 020.
- As discussed earlier, the Sun Communities proposal would essentially function as a
 private resort community. It is not clear that CMC even allows a Private
 Resort/Master Plan Resort as a permitted land use. Certainly implementing the
 proposal using the current CMC would require many unusual legal
 interpretations. Across the county, region and state, Master Plan Resorts are
 routinely classified as separate land uses because a resort is fundamentally different
 than a traditional residential development
- CMC 17.51 Recreational Vehicles requires a maximum stay of 180 days.
 Information provided in the EIS indicates sun Communities will allow stays of longer periods.

I respectfully request that the City's staff report include a complete review of consistency with CMC, what code changes are required to allow the proposal to be approved, or the interpretations that are made to determine that CMC complies. To the extent the proposal fails to meet any requirements of CMC it should be denied or placed on hold until appropriate changes to CMC are made.

- 4. Comments on Development agreement (DA) The proposal should be required to have an entirely new DA that defines how the city will regulate and condition this unique new proposed land use.
 - The New DA should be included as an element of the application and reviewed concurrently with the application. The DA will include conditions, requirements and authorizations that are integral elements of the proposal and the full extent of the application cannot receive a thorough review without a concurrent DA. CMC17.140 specifically authorizes concurrent review of application and DA. In the interest of transparency and comprehensive review for this unique and far reaching project the

city should exercise this authority. The application should be placed on hold until the DA is incorporated.

• The new DA should include all affected upper county public service providers as legal parties to the agreement. As the EIS process outlined in detail, the project will have extensive and wide ranging impacts on upper county public service providers, specifically impacting their ability to maintain acceptable levels of service. This impact is specific to the Sun Communities proposal as a direct result of specific land use changes which alter tax structure and significantly reduce tax revenue. Sun Communities has proposed that any agreements it makes with upper county service providers occur outside of the application and/or DA process. For practical purposes this leaves making separate mitigation agreements with service providers a Sun Communities discretionary action and places the upper county service providers in an untenable negotiating position. An essential element of the city's review of this project is a finding that adequate provision has been made to maintain adequate levels of public services. This is a specific requirement of CMC. Without service provider's participation in the DA, this finding cannot be made and the project must be denied outright.

CMC17.140 specifically authorizes the city to include affected public service providers as legal parties to the DA at the city's discretion. In the interest of transparency and comprehensive mitigation of this unique and far reaching project the city should exercise this discretion.

5. Comments on Conditions of approval and Mitigation of Impacts

The Sun Communities proposal would result in a near doubling of the population of Cle Elum/Roslyn at full occupancy. The EIS details how this near doubling of population will have huge impacts across the board on upper county public facilities and public services, including:

- the police department will need to double in size;
- emergency, fire, medical and hospital/clinic services will need to approximately double; and
- the school system will be 20%+ over capacity requiring new teachers, buses and classrooms.
- Traffic congestion will increase greatly on the major roads in the upper county.
 16 separate intersections and associated roads will reach failing levels of service (total congestion) during peak periods after the project is fully built.
- County operated facilities and services, including the Cle Elum transfer station, will need to be expanded.
- A. Fiscal Impacts / Impacts on public services Sun Communities proposed change of land use from traditional residential neighborhoods to a private resort community will have extensive implications on upper county fiscal conditions, specifically for (but not limited to) public services (police, fire, school, medical, emergency, waste and transportation). The fiscal studies in the EIS reports show that tax revenues

collected from Bullfrog flats after development of the Sun Communities proposal will be less, in some cases less than half, of what would be collected from the same land if developed under the current approved land use. Collected tax revenue would not be enough to offset either the City's increased cost for services or the increased costs for schools, emergency services and other public services, creating budget shortfalls that either would not occur under the current land use approval, or will be made significantly worse. And the EIS fiscal analyses did not include the costs of the required capital facility expansions, which will be extensive, so fiscal impacts will be significantly worse than reported. All upper county service providing agencies have reviewed the data and have publically come to this same conclusion.

Sun Communities has not proposed any mitigations for this serious impact. This leaves the choice facing the upper county to either suffer congested roadways, overcrowded schools, reduced police and emergency services, etc.; or to increase taxes to pay for what's needed, essentially a public subsidy of the Sun Communities resort. This major fiscal impact is a direct result of Sun Communities proposed change of land use / land ownership structure and so is a legitimate and rational reason for denial of the proposal, or additional mitigation if the city determines to move forward.

B. Fiscal impacts – Impacts on Transportation

The proposal will have significant and widespread impacts on transportation systems throughout the upper county. The EIS studies show that 16 upper county intersections and associated roadways will be at failing levels of service at buildout of the project, a not unexpected result from a project that would double the population. Sun Communities argues that since not all of the traffic at a particular location will be from its project it should not be responsible for directly mitigating all of the impacts, even though project traffic may be "the straw that breaks the camel's back". Sun Communities is not proposing to actually build or expand any road or intersections outside of the Bullfrog Flats site, but instead proposes to pay a "fee in lieu of" at the start of its project and be allowed to build and occupy its project irrespective of when road improvements are constructed, or even if they are never constructed.

- What public entity will be responsible for accepting the fee and guaranteeing that actual road projects will be constructed?
- If the City accepts the fee will they be responsible for WSDOT, County and/or other jurisdictional improvements as well as their own improvements?
- The developer proposed "fee in lieu of" is based on cost estimates of unknown provenance and validity, very likely based on conceptual engineering. Even assuming that a "fee in lieu of" approach is acceptable, the fee should be based on City and agency developed estimates based on detailed engineering plans and studies, not developer estimates.
- Even assuming fair estimates, based on detailed plans, can be agreed to, the likelihood of cost overruns is high, as it is with any highway project. Shouldn't the developer's fee be tied to the final cost of a project? Why should the public be responsible to pay any of the developer's share of cost overruns?

- Mitigation occurs when a project is built, not when a fee is paid, when the impacts are the magnitude that will be caused by the 47 Degrees North project. A "fee in lieu of" is only acceptable when an agency sponsored project actually exists that can accept the fee and result in a road project that is actually completed. If no agency sponsored project exists to accept the fee, then it is not acceptable mitigation. In this instance, the developer is free to build the road project that is needed to mitigate the impact and arrange for potential reimbursement if that is possible. Local precedent for this approach is when Suncadia was required to 100% fund and build the Cle Elum Wastewater Treatment plant but arranged for long term reimbursement. Alternately the developer can wait until a public agency actually builds the road project(s) to mitigate the impact(s).
- The "fee in lieu of" type of mitigation could be appropriate for small
 development projects that can fit under the umbrella of existing service
 capabilities and require no need for public service expansions, but are wholly
 inappropriate for a project like 47 Degrees North that would double the
 responsibilities of public agencies and require extensive facility expansions.
- The "fee in lieu" of concept would shift responsibility, cost, and risk for
 mitigation from the developer to the general public. The public should not be
 required to accept this risk for the developers benefit. The developer should
 not be permitted to create gridlock by paying a small fee (relative to actual
 costs).

C. Fiscal Impacts – Public Services Capital Facilities

The proposal would require the near doubling of upper county public services (police, fire, hospital, etc.). This will require extensive expansion of public facilities and equipment (new police station, expanded transfer station, new classrooms, new fire and police vehicles, etc.). Unfortunately the EIS fiscal analysis was flawed and included only operational costs, but did not include capital costs. But the fact that these costs were not included does not mean they won't exist. The developer should be required to fund or construct any capital facilities required by its development. Local precedent is when Suncadia was required to build the regional Wastewater Treatment plant, new fire station and expanded water treatment plant. Alternately the developer can wait until a public agency actually builds needed projects and mitigates the impacts.

D. Water and Sewer Utilities

One of the normal benefits of growth is economy of scale to share costs for infrastructure (water, sewer, roads, drainage). This is especially true in older cities where many infrastructure elements are older, pretty well along their life cycle and facing near term maintenance or replacement. More customers means more sharing of maintenance and repair costs; every customer in town shares the cost and more customers means less cost per customer.

For 47 Degrees North this would not be the case, because the proposal is to create private utilities separate from the City, limiting the developer's exposure for day to day city costs and risks, but taking away a potential significant benefit from the city.

The details of final bulk utility contracts could address long term cost issues but shouldn't the city and public know that up front before the project is approved, not after? Shouldn't this have been analyzed in the fiscal impacts studies?

Sun Communities is essentially proposing a city within a city, taking some, but not all, of the day to day responsibilities of what a city actually does. The city should be skeptical that the developer is not trying to spin off expenses, cost and risks and keep benefits. This approach to land use will have many consequences, both intended and unintended.

E. Landscaping and visual impacts

Sun Communities requests that the 100 foot vegetated buffer applicable to the existing land use approval is sufficient mitigation for its development (although it appears to be requesting exemption from CCM requirements for screening RV parks (Draft Condition of Approval 9.g)). The Sun Communities change in land use will have significantly more visual and aesthetic impacts on the Bullfrog Road and SR 903 corridors than the existing approved land use, and this justifies more buffer mitigation than required for the existing land use approval. A buffer at least 200 feet in width, but larger if necessary, should be required so that no part of 47 Degrees North is visible. Local precedent for this buffer requirement is Suncadia which provided buffers from 200 to 400 feet to screen its project from Bullfrog Road.

Requests to the City Of Cle Elum

I ask that the City carefully consider the extensive and long term impacts to the public from approving a large part of its Urban Growth Area, with a future population equal to the size of the existing city, as a private resort community that is out of character with the upper county communities, wholly owned by a large out of state publically traded corporate entity whose interests will lie with its shareholders and will surely be different than the city's interests over time.

There is ample justification for the city to deny the Sun Communities amendment request. For all of the reasons noted above, I ask the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

If the City is required to move forward with this project in some form, we request that the City:

- Condition the project in a strong legally enforceable way so that there are NO financial
 impacts to existing upper county residents; so that no additional taxes are needed to
 keep public services at current levels; so the residents of the upper county aren't
 required to subsidize a private business venture.
- Use its discretion under CMC to require a new development agreement and make all affected upper county jurisdictions party to the agreement, and to require the development agreement be reviewed and approved concurrently with the application.

- Provide legal mechanisms so the Sun Communities project pays for all special district (non-city) financial Impacts and funding shortfalls (schools, waste, transportation), including capital facility costs for expanding facilities and buying equipment.
- Provide a thick buffer, 200 to 400 feet in width, along Bullfrog Rd to obscure all view of the project from Bullfrog Road. None of the project should be visible from Bullfrog Road. This is what Suncadia was required to do, and it was effective.
- The 2002 approved site plan includes a road connection between the project and Douglas Munroe Blvd, connecting the project directly to the City of Cle Elum Commercial center. The 47 Degree North site plan deletes this connection. This connection should be put back on the plan and be a requirement of the proposal.
- Condition the project so that infrastructure (roads and all public facilities) is built
 concurrent with when it's needed to maintain adequate service levels and not
 independent of the project's pace of development. Condition the project with a
 concurrency agreement/phasing plan so that development is only allowed to proceed in
 phases based on when infrastructure elements are fully funded/constructed, regardless
 for who is responsible for constructing them.
- Make the project responsible for funding/constructing any infrastructure needed to support it, or if the city (or other affected agencies) elects to accept responsibility for constructing infrastructure ("fee in lieu of"), the project should still be required to wait until the infrastructure is actually built (in accordance with the concurrency agreement/phasing plan).
- The study of impacts for this project is largely based on modeling and assumptions which may not be accurate for this development in our unique location. The progress of the project should be tied to a monitoring plan as part of concurrency. No model is 100% accurate. If the project has more impacts than assumed by the models, or higher costs than estimated, more mitigation (more funding) should be required in future phases to make up for shortfalls

I appreciate the opportunity to submit these comments. I request being made of party of record and be a recipient of all notices, staff reports, findings, etc.

Respectfully submitted,

Thomas Uren

103 N E Street Roslyn WA, 98941 206-947-2566 tom.uren11@gmail.com

From: Jay McGowan

Sent: Wednesday, September 1, 2021 3:00 PM **To:** Planning; Meagan Hayes; Greg Dohrn

Subject: FW: 47 Degrees North Major Amendment proposal

From: Shelley Emmons <Shelley@PacificOutdoor.com>

Sent: Wednesday, September 1, 2021 1:37 PM **To:** Jay McGowan < jmcgowan@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

Dear Mr. Mayor,

We are writing to you to express our strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. We feel the following points make this proposal unfeasible:

- 1. This project does not provide any real options for affordable housing, but rather continues to line the pockets of the developer since the land will not belong to the homeowner
- 2. This project will not create a new neighborhood but rather a new resort full of one-time visitors with no investment in the community and no concern for it
- 3. This proposal will spread existing public services so thin they likely will not be able to continue to provide those services
- 4. This proposal does not provide for any additional public services (roads, police, fire, schools, emergency services, hospitals etc.) that will be necessary, nor does it provide for long term funding of those services
- 5. This proposal will exponentially add to existing traffic congestion
- 6. This project will end up costing the city far more money than it will contribute, causing us (the tax payers) to make up the difference

We are not anti-development, but we are not in favor of this type of development. It was our understanding the property would provide for affordable home ownership, which would be great for the community. This project does not do that at all.

Having a nice RV park in the area would be a welcome addition too, but not in this location. It's already too busy along Bullfrog Road and RV traffic is different – needing more space and moving more slowly.

We have been reading everything we can find on this topic and have yet to hear how you, our city official, feel about this issue. Would you bill willing to share your thoughts?

We urge you to deny this proposed major amendment and retain the current approved land use for the property.

Sincerely,

Samuel and Shelley Emmons 100 Blue Flame Lane Cle Elum WA 98922

From: Planning

Sent: Wednesday, September 1, 2021 3:02 PM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment proposal

From: Jay McGowan <jmcgowan@cleelum.gov> Sent: Wednesday, September 1, 2021 3:00 PM

To: Planning planning@cleelum.gov>; Meagan Hayes <mhayes@cleelum.gov>; Greg Dohrn <gdohrn@cleelum.gov>

Subject: FW: 47 Degrees North Major Amendment proposal

From: Shelley Emmons < Shelley@PacificOutdoor.com>

Sent: Wednesday, September 1, 2021 1:37 PM **To:** Jay McGowan < jmcgowan@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

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Sincerely,

Samuel and Shelley Emmons 100 Blue Flame Lane Cle Elum WA 98922

From: Jay McGowan

Sent: Wednesday, September 1, 2021 4:16 PM

To: Meagan Hayes; Greg Dohrn

Subject: FW: 47 DEGREES NORTH MAJOR AMENDMENT

From: Stefanovich, Katie L - Roslyn, WA <Katie.L.Stefanovich@usps.gov>

Sent: Wednesday, September 1, 2021 3:58 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams Beth Williams@cleelum.gov; Steven Harper <sharper@cleelum.gov;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 DEGREES NORTH MAJOR AMENDMENT

I as A taxpaying homeownwr in cle elum strongly oppose this project for the following reasons It is a major deviation from the original proposal

Its not in character with the city of cle elum or the upper county

Brings the homeless which in turn brings crime amd drugs

Doubles the population of o

Cle elum Roslyn Ronald with no added infrastructure to mitigate the impact on our lives services

Roads schools police hospitals emergency and public services will be totally overwhelmed

Taxpayers will be on the line for these increased services that will be needed

Traffic will be gridlockfrom salmon la sac to the end of cle elum and beyond

Everyone that lives here came here because of the beauty of the natural resources its bad enough that we can barely enjoy the forest now as it is but doubling the population would have a severe impact on the quality of life that was once enjoyed here and is already compromised by suncadia and its failed promises. Why would the city even consider approving this is beyond me. Also curious about my zoning change proposal at 105 w 2nd in cle elum.

> Katie Stefanovich 105 w 2nd Cle elum wa 98922 206-898-1835

From: Planning

Sent: Wednesday, September 1, 2021 4:04 PM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 DEGREES NORTH MAJOR AMENDMENT

From: Stefanovich, Katie L - Roslyn, WA < Katie.L. Stefanovich@usps.gov>

Sent: Wednesday, September 1, 2021 3:58 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 DEGREES NORTH MAJOR AMENDMENT

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Katie Stefanovich 105 w 2nd Cle elum wa 98922 206-898-1835

From: Planning

Sent: Thursday, September 2, 2021 7:51 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 2nd email - 47 request for modifications

From: angela craig <angelac2020@live.com>
Sent: Wednesday, September 1, 2021 9:35 PM

To: Planning <planning@cleelum.gov>; angela.craig@northwestu.edu

Subject: 2nd email - 47 request for modifications

Hello to the planning committee, I've been informed that we need to give you our address to verify that we are residents of Cle Elum.

Here is our address and PO Box and phone.

Mark and Angela Craig 360Legacy Trail CleElum, WA 98922

PO Box 833

Cle Elum, WA 98922-0833

206-229-6529

In addition we have owned a condo in the lodge at Suncadia since it inception. We are invested in our community and care deeply about it's future.

Thank you for your consideration.

Hello,

We are residence of Cle Elum, righting regarding a modification plan for the 47 Degree North development.

The infrastructure of this town can NOT in any way, shape or form currently handle a development doubling the size of our population.

There MUST be more investment and thought put into the urban land infrastructure to support something like this PRIOR to the building of this development.

This includes but is not limited to new roads, increased safety evacuation options, addition support/resources for our police force and firemen/women, expanded or additional schools, more than one large grocery store, the list goes on.

Please pause - build the above and then consider a development of this size.

Concerned citizens of Cle Elum, The Craig Family Get Outlook for iOS

> Sent from my iPhone

From: **Planning** Sent: Thursday, September 2, 2021 7:51 AM To: Meagan Hayes; Kathi Swanson Subject: FW: 47 Degrees North Major Modification needed ----Original Message-----From: Shelly Holt <shellybholt@hotmail.com> Sent: Wednesday, September 1, 2021 8:50 PM To: Planning <planning@cleelum.gov> Subject: Re: 47 Degrees North Major Modification needed I wanted to include our address in case there is confusion around where we live. 131 Snowberry Loop, Cle Elum Our other property is 161 Snowberry Loop. Please listen to your residents. Sent from my iPhone > On Aug 28, 2021, at 10:58 AM, Shelly Holt <shellybholt@hotmail.com> wrote: > > Hello, > We live in the Cle Elum, as well as, own a second property here. We feel, along with most of this wonderful town, that the 47 Degree North development needs major modifications. > The infrastructure of this town can NOT in any way, shape or form currently handle a development doubling the size of our population. > > There MUST be more investment and thought put into the urban land infrastructure to support something like this PRIOR to the building of this development. > > This includes but is not limited to new roads, increased safety evacuation options, addition support/resources for our police force and firemen/women, expanded or additional schools, more than on large grocery store, the list goes on. > > Please pause - build the above and then consider a development of this size. > Concerned citizens of Cle Elum, > The Holt Family > >

From: Planning

Sent: Thursday, September 2, 2021 7:49 AM

To: Meagan Hayes; Kathi Swanson **Subject:** FW: Against 47 Degrees North

From: Frank Yourkowski <fyourkowski@gmail.com> Sent: Wednesday, September 1, 2021 6:56 PM

To: Planning <planning@cleelum.gov> **Subject:** Against 47 Degrees North

Dear Mayor and City Council,

I don't live in Cle Elum but I do live nearby and enjoy the services that Cle Elum offers such as Grocery, gas, medical, hardware, restaurants, etc. I understand the attraction of doubling the population of Cle Elum which should bring more money to local businesses. However, as I understand the concerns addressed in the Tribune, these new residents will not own their land and not pay property taxes. Hence will not contribute to the burden they will place on our infrastructure.

If the residents will not pay taxes, is Sun Communities going to fill the gap? From what I read the answer is no. Why should Sun Communities make money on this deal and not contribute to the burden they place on our community? That does not make sense.

Sincerely, Frank Yourkowski Lower Peoh Point Road Cle Elum

From: Jay McGowan

Sent: Thursday, August 19, 2021 11:40 AM

To: Meagan Hayes; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Planning

Subject: FW: 47° Housing Project

From: Kathy Wyborski <wyborskikathy@yahoo.com>

Sent: Thursday, August 19, 2021 11:33 AM

To: Jay McGowan <jmcgowan@cleelum.gov>; Casey Clark <casey@nkctribune.com>

Subject: 47° Housing Project

Dear Mayor,

This development is too impactful on the environment. Fire hazards, along with water deficits will plague our community for decades to come.

Close down the project IMMEDIATELY and reevaluate the Environmental Impact then REJECT this development.

Thank you for your time,

Kathy Wyborski Cle Elum WA

From: Planning

Sent: Thursday, August 19, 2021 2:37 PM **To:** Meagan Hayes; Kathi Swanson

Cc: Meagan Hayes

Subject: FW: 47 Degrees North

Follow Up Flag: Follow up Flag Status: Flagged

----Original Message-----

From: Phil Hess <hessphil09@gmail.com> Sent: Thursday, August 19, 2021 2:06 PM To: Planning <planning@cleelum.gov>

Subject: 47 Degrees North

Mayor and city council,

I wish to register my strong objection to this project as proposed and urge you to revert to the original 2002 development plan. I believe the development, as now proposed, will have a devastating negative impact on our quality of life as has been stated by the BOCC, County Sheriff, and Roslyn Mayor in this weeks Tribune.

Thank - you Phil Hess

From: Planning

Sent: Thursday, August 19, 2021 2:36 PM
To: Meagan Hayes; Kathi Swanson
Cc: qreggdohrn@comcast.net

Subject: FW: 47 Degrees North Major Amendment

Follow Up Flag: Follow up Flag Status: Flagged

From: Dana Stauffer <ddastauffer@gmail.com> Sent: Thursday, August 19, 2021 1:51 PM

To: Irene Bjorklund < Irene@tbarconstruction.com>

Subject: Re: 47 Degrees North Major Amendment

Irene this is wonderful!!! Thank you!! We need everyone to write to the City. Would you mind if I share your letter on facebook?

Also, there is a form letter on the website Stop47degreesnorth.com if people aren't sure what to say. We need to flood the City of Cle Elum with letters.

Thank you for taking the time.

Dana

On Thu, Aug 19, 2021 at 10:17 AM Irene Bjorklund < Irene@tbarconstruction.com wrote:

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I urge you to <u>DENY</u> this proposed major amendment and retain the current approved land use for the property i.e. zoned/approved as an expansion of Cle Elum's residential neighborhood. This amendment changes the traditional residential housing development to a very large, manufactured home community/RV Resort. I am extremely concerned about the amended Sun Communities 47° North proposal for the Bullfrog flats property for the reasons listed below:

- the dramatic increase of people over our current populations and RV visitors will strain if not break our local schools and services such as hospitals, police, and fire departments. Our emergency services can barely respond to our current needs let alone a dramatic population increase of 70 - 100%.

- the increased services required will fall on the current property owners and not be paid for by the "new residents or visitors" or the landowner, Sun Community.
- it is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Irene Bjorklund | Irene@TBarConstruction.com | Cell phone (206) 617-6868

190 Cake Box Lane,

Cle Elum, WA 98922

From: Planning

Sent: Friday, August 20, 2021 11:00 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment - Cle Elum resident feedback

Follow Up Flag: Follow up Flag Status: Flagged

From: Mark Linton <marklin@microsoft.com>
Sent: Friday, August 20, 2021 10:41 AM
To: Planning cplanning@cleelum.gov>

Cc: kaley.linton@hotmail.com; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment - Cle Elum resident feedback

Addressed to the City of Cle Elum – Mayor, City Council members, Planning Department

Regarding: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

As residents in Suncadia, we have been following the situation closely and there are several aspects of the proposed manufacture home/RV community that I believe will negatively impact the community and reduce essential and community services for all residents.

Sun Communities' proposal has several areas that I believe are not in Cle Elum/Roslyn's long-term interests:

- The development will significantly and immediately increase population density for Cle Elum, with no
 real plans from the developer to fund additional infrastructure and services needed to support the
 population explosion. This is a fundamental concern a large publicly traded company taking
 advantage of Cle Elum to expand their business, without a clear plan in hand to ensure that they pay
 for needed improvements.
- This development will also create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer. Even today, traveling in the area to i90 at peak times is congested with roads and infrastructure unable to cope. It's unfathomable what the situation will be like with the same infrastructure needing to accommodate thousands of additional transient travelers.

• Finally, I am concerned that the density proposed by the developer contradicts current zoning requirements, including the character of the development and visibility from Bullfrog Road, and placement relative to Cle Elum also going against current approvals. Cle Elum is a beautiful area where visitors come to relax and recreate. This massive proposed development will irreparably impact the character of the landscape and attractiveness of Cle Elum for future visitors.

As full-time residents in Suncadia, we feel fortunate to live in such an amazing, natural area. And we are also very conscious of the need for additional housing locally so that Cle Elum has more affordable housing available for those that want to work and live in the community, versus traveling in from Ellensburg or the west side. However, I have serious concerns that that this rapid, high-density development is going to be a mistake for Cle Elum. I know the city is taking time to assess, hear from residents and take into account community impact, impact on our natural environment and critical services. I would ask the city to deny the proposed major amendment and retain current approved land use for the property.

Respectfully submitted,

Me Che

Mark and Kaley Linton 171 Portal Ct

Cle Elum WA 98922

From: Planning

Sent: Thursday, August 19, 2021 9:25 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment proposal

From: Ashley Dunn <ashleydunn2188@gmail.com>

Sent: Thursday, August 19, 2021 9:05 AM **To:** Planning cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

| Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

Hello,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ashley Dunn

109 S 5th St Alley, Roslyn

From: Kathi Swanson

Sent: Thursday, August 19, 2021 9:04 AM **To:** Gregg Dohrn; Meagan Hayes

Subject: FW: 47 Degrees North Notice of Application

From: Adam Osbekoff <adam@snoqualmietribe.us>

Sent: Thursday, August 19, 2021 8:57 AM
To: Kathi Swanson kswanson@cleelum.gov
Subject: RE: 47 Degrees North Notice of Application

Hello Kathi

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the "privilege of hunting and gathering roots and berries on open and unclaimed lands" off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE, we recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a moderate probability to have unknown archaeological deposits. We realize that though subdivisions do not cause ground disturbance, in almost all cases this process leads to development projects that will. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of an archaeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thank you

Adam Osbekoff

From: Kathi Swanson [mailto:kswanson@cleelum.gov]

Sent: Friday, August 13, 2021 12:05 PM

To: Kathi Swanson < kswanson@cleelum.gov >
Subject: 47 Degrees North Notice of Application

Please see the attached Notice of Application for the Sun Communities Major Modification, 47 degrees North. Information regarding questions that you may have are included within the Notice.

Kathi Swanson CITY CLERK



119 W First Street Cle Elum, WA. 98922 (509) 674-2262 ext. 103 kswanson@cleelum.gov

www.cityofcleelum.com

From: Planning

Sent: Thursday, August 19, 2021 8:34 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Susan Teem <steem501@gmail.com> Sent: Thursday, August 19, 2021 7:57 AM To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ruston Weaver

<rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

I am writing to inform you of my serious concerns regarding the Major development proposed for Bullfrog Flats, 47 Degrees North. This will be a Major impact to the upper county way of life, influx of population most of which will not be permanent residents who pay taxes and support our county.

We can't keep items on the shelves at our local grocery store as it is. Residents have no other choice in Cle Elum but to go to Safeway at this point and a new development, even if they have a small RV Park store, will be using our local store as well.

Bullfrog Road cannot handle the capacity of vehicles that will be using it from this new development.

The general impact on roads, schools, fire, police, hospitals, etc could be devistating to our small community. 47 Degrees North is a private company and will hold all the property for themselves. The land will be lease only so all of the folks staying there will not be participating in the support of our town. It only helps the company get wealthier.

This new development is in no way in keeping with the small town, neighborhood character of the Cle Elum/Roslyn area.

I implore you to DENY this proposed Major amendment and retain the current land use for the property.

Thank you,

Bob & Susan Teem PO Box 973 Roslyn, WA 98941 steem501@gmail.com

From: Planning

Sent: Thursday, August 19, 2021 7:54 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment Proposal

From: Jenny J <jenny04930@gmail.com> **Sent:** Thursday, August 19, 2021 6:37 AM **To:** Planning <planning@cleelum.gov>

Subject: 47 Degrees North Major Amendment Proposal

I'm writing this because I am very, very concerns about the Sun Communities 47" North proposal for the Bullfrog Flats property. The proposed manufactured home/RV community.

Our infrastructure is already challenged.WE CANNOT handle the addition ipact on our roads, police, fire, schools, emergency services, hospitals and other public services.

It would create yet another new and separate tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.

It will create traffic congestion and gridlock conditions on weekends in the least.

For all of these reasons and MORE, I impolor the City to DENY this proposed major amendment and retain the currently approved land use of the property.

Respectfully, Jenny Aurit 411 W. Utah Ave Roslyn, WA

From: Planning

Sent: Thursday, August 19, 2021 7:52 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degree North

From: Laura Swanson < lcswanson125@gmail.com>

Sent: Wednesday, August 18, 2021 4:28 PM **To:** Planning cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degree North

To the City of Cle Elum,

I am writing to express my concern for the proposed Bullfrog Flats development.

- * The proposed development is not in the character of upper Kittitas County.
- * The proposed development would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- * The ownership structure of the manufactured homes does not promote the economics of citizens of the county. Owning a depreciating manufactured home without having ownership of the property would result in economics that perpetuate economic class divides and hinder citizens' abilities to grow net worth over time. While the value of the lease may increase over time with inflation, the **primary benefits of ownership will accrue to a private business**, wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not the community.
- * The ownership structure will not provide a strong tax base for the city. This would erode Cle Elum's ability to provide services to the citizens of the full township.
- * Related, the proposed development would create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that are unlikely to be fully mitigated by the developer, and therefore, will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- * Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.
- * The proposed development occurs close to the river, which is an important area for fish and wildlife.

Sincerely, Laura Swanson MD Homeowner at 606 S 2nd Street Roslyn, WA 98941 Primary Residence at 3053 35th Ave W, Seattle, WA 98199 Proud 2002 Cle Elum / Roslyn High School graduate!

From: Larry Stauffer <stauffer@Lynden.com>
Sent: Wednesday, August 25, 2021 9:30 AM

To: Gregg Dohrn
Cc: Meagan Hayes
Subject: Questions

Hi Megan

Larry Stauffer here. Rob at the City suggested that I include you on my request to Greg. I am anxious to get a response from the city and if Greg is not available to answer he suggested that you may be. Please advise.

Thx LKS

From: Larry Stauffer

Sent: Wednesday, August 25, 2021 8:12 AM **To:** Gregg Dohrn <greggdohrn@comcast.net>

Subject: Re: Analysis

Good morning Greg.

Hoping that you'll have an opportunity to reply this morning.

Thx LKS

Sent from my iPhone

On Aug 24, 2021, at 3:26 PM, Larry Stauffer <stauffer@lynden.com> wrote:

Greg

As part of my oral comments last night, I stated the following as it relates to Sun Communities 47*North project.

- a. This is a Planned Mixed Use District, CMC 17.45
- b. The PMU allows for specific use districts including
 - i. Residential-single family District
 - ii. Residential-multi family District
- c. The PMU is designed to encourage building design that is in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum area.
- d. Residential permitted use CMC 17.16.010 requires:
 - i. One single-family dwelling per legal lot of record (including manufactured homes)
- e. Multiple Family Residential CMC 17.20

- i. Contains no allowance for mobile home parks. They are not an allowed use in the zone
- ii. The City is not allowed to re-zone the area through a Development Agreement.
- f. $\,$ Mobile Home CMC 17.08.30 , within the city limits are considered nonconforming structures

I do not see how the proposal fits within the aforementioned criteria. It doesn't seem to me that there is a whole lot left for interpretation. If you don't agree, would you please point out the flaw(s) in my analysis. I am on a bit of a short time-line to gather this info up. I would appreciate your response as soon as possible.

Thanks LKS

From: Jay McGowan

Sent: Wednesday, August 25, 2021 8:40 AM

To: Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment proposal

----Original Message----

From: Robert McCaslin <mccaslinrl@me.com> Sent: Wednesday, August 25, 2021 8:09 AM To: Planning cplanning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

Members of the Cle Elum City Council,

My name is Robert McCaslin and I currently live at 3600 Suncadia Trail, Unit 5062 in Cle Elum. I'm a full-time voting resident.

With this email I ask that you reject the 47 Degrees North Major Amendment proposal.

My reasons are thus:

- 1) A manufactured home and large RV park is not in line with the original promise of affordable housing, a community center and a retail core.
- 2) It will create extensive traffic congestion and gridlock without Sun Communities paying for all of the mitigating solutions.
- 3) It will have a significant impact on emergency services without Sun Communities paying for all of the mitigating solutions.
- 4) Provides no significant benefits to Upper Valley Residents and tax payers.

Don't let Suncadia sell the property and allow any development other than that which was approved in 2002. Make Suncadia keep their promise to the citizens of Cle Elum and the Upper Valley Residents.

Robert McCaslin

From: Jay McGowan

Sent: Wednesday, August 25, 2021 11:10 AM

To: Meagan Hayes; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net)

Subject: FW: 47 Degrees North Major Amendment

From: Deanna Silver <deannasilver@gmail.com> Sent: Wednesday, August 25, 2021 10:38 AM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

| Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and taxpayers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The
 original underlying zoning approval would still allow development of this site, just not as a private
 resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Deanna Silver

540 Domerie Bay Road, Ronald

From: Elizabeth Allen <ockhouse@icloud.com>
Sent: Tuesday, August 24, 2021 6:01 PM

To: Planning **Subject:** Re: 47 North

Haha sorry to call in sun country rather than sun communities.

E. Allen

Sent from my iPhone

On Aug 22, 2021, at 17:00, Elizabeth Allen <ockhouse@icloud.com> wrote:

Hello,

I am opposed to the 47 North development mostly for this reason:

https://www.complaintsboard.com/sun-communities-harassment-and-unfair-treatment-c1072284

And this:

https://www.dailyrecordnews.com/news/kittitas-valley-healthcare-struggles-with-dangerously-low-staffing-levels/article_d66adf26-a527-58db-820c-

170cf21e51c4.html?fbclid=IwAR03vMOrjGzQ7airybYVu4909KxD4Lso3xf-hvJwv5Iw0FsYFkHabzE9H6U

If you take the time to read through the comments in the first article Sun Country is NOT a good caretaker of their community. Secondly, the second article is not about Sun Country but it highlight the staffing shortage that is happening at KVH currently and which I believe will only get worse. Add in complaints about road usage and maintenance, police and fire response and the need for more of both water and sewer usage (you know Cle Elum sewer system has many breaks in the old lines every year), lack of any other grocery store (to date).

Yes an added tax benefits for the city would be helpful but there has to be a smaller more organic way to accomplish this. Has anyone on the council visited or spoke with anyone who now lives in a sun country housing project to see if they are happy with it?

In these hard times I think you are going to see a nursing and hospital staff shortages, police shortages, and teacher shortages due to covid, or the reluctance to get the vaccine and the reluctance for a segment of the population to work after being on unemployment for so long (as you can see in town just driving past many businesses and their help wanted signs).

Plus I feel we will probably have a recession due to covid and the many shutdowns that have affected small businesses etc... unless throwing newly printed money at a recession can make it go away? I, and most of Cle Elum and Roslyn residents, feel this is a bad idea mostly due to the reputation of Sun Country and the seemingly lack of research into how we will have the resources to accommodate many thousands of new residents. You may find more support for a similar project if you can show residents the above mentioned research and answers.

Many thanks for reading this letter.

Elizabeth Allen

Sent from my iPhone

From: Cle Elum <kelleymullins@yahoo.com>
Sent: Tuesday, August 24, 2021 10:23 PM

To: Planning

Subject: 47 Degrees North

I oppose the Atwell Group's 'Sun Communities' development.

There's a lack of convincing 'community benefits' submitted by the Atwell Group to the City of Cle Elum: Specifically, robust data on the existing costs of roads, schools, infrastructure and municipal services. Lacks data to determine impacts and lacks proposal for mitigation by the Atwell Group.

Kelley Mullins 108 East Third St. Cle Elum, WA 98922

From: Shaughnessy, Lauren <LShaughnessy@rwbaird.com>

Sent: Wednesday, August 25, 2021 6:52 AM

To: Planning

Cc: jmcgowan@cleleum.gov

Subject: 47 DEGREES NORTH MAJOR AMENDMENT

Hello All,

I don't have the pleasure of saying I've lived here my whole life but I care about it as if I did. It's been sad to think about the Sun Communities proposal for Bullfrog Flat property. When I moved to this area, I didn't want to change things so that it felt like the communities I left. I wanted to help it maintain its character. I live in Roslyn and volunteer on the Fire Department and appreciate how Roslyn is trying to maintain the original character as things progress and grow. I know its hard to do.

But the proposed manufactured home/ RV community is not in the character with the city of cle elum. It's a separate entity that would not feel like an extension of our towns. Leased lots do not provide residents with a stake in the area, it creates a population that isn't truly invested with us. As a professional who works on the westside, I'm surprised at some of the decision-making here. A decision of this magnitude will change the feel of this place almost overnight, and forever. Public services are not prepared for this influx and there doesn't seem to be enough concern about that.

We beg you all to go back to the original underlying zoning approval. Development and progress is unavoidable and important, we all get that. But do what you can to make it less drastic and detrimental.

Thank you for your service. I understand how difficult this all must be. Lead with your hearts and souls as best you can.

Lauren Shaughnessy Lshaughnessy@rwbaird.com

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From: Marlene Stern <mmstern@msn.com>
Sent: Wednesday, August 25, 2021 8:38 AM

To: Planning

Subject: 47 degree north

I'm not much of a letter writer but I will say I'm not too excited about this development coming into the area. We can barely supply the needs from our grocery store and our healthcare facilities as it is. It would have to be major changes in that arena I feel before we start building anything. I hope you take this into consideration because our beautiful little town of Cle Elum is never going to be the same if and or when these houses go up. It's a sad day for a lot of us.

Sent from my iPhone

Marlene 🐊

From: Jay McGowan

Sent: Wednesday, August 25, 2021 8:40 AM

To: Planning; Meagan Hayes; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net)

Subject: FW: 47 DEGREES NORTH MAJOR AMENDMENT

From: Shaughnessy, Lauren <LShaughnessy@rwbaird.com>

Sent: Wednesday, August 25, 2021 7:26 AM **To:** Jay McGowan < jmcgowan@cleelum.gov>

Subject: FW: 47 DEGREES NORTH MAJOR AMENDMENT

Hello All,

I don't have the pleasure of saying I've lived here my whole life but I care about it as if I did. It's been sad to think about the Sun Communities proposal for Bullfrog Flat property. When I moved to this area, I didn't want to change things so that it felt like the communities I left. I wanted to help it maintain its character. I live in Roslyn and volunteer on the Fire Department and appreciate how Roslyn is trying to maintain the original character as things progress and grow. I know its hard to do.

But the proposed manufactured home/ RV community is not in the character with the city of cle elum. It's a separate entity that would not feel like an extension of our towns. Leased lots do not provide residents with a stake in the area, it creates a population that isn't truly invested with us. As a professional who works on the westside, I'm surprised at some of the decision-making here. A decision of this magnitude will change the feel of this place almost overnight, and forever. Public services are not prepared for this influx and there doesn't seem to be enough concern about that.

We beg you all to go back to the original underlying zoning approval. Development and progress is unavoidable and important, we all get that. But hopefully you can do what you can to make it less drastic and detrimental.

Thank you for your service. I understand how difficult this all must be. Lead with your hearts and souls as best you can.

Lauren Shaughnessy Lshaughnessy@rwbaird.com

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and systems. E-mail transmissions cannot be guaranteed to be secure, timely or error-free. Baird therefore recommends
that you do not send any sensitive information such as account or personal identification numbers by e-mail.

From: Deanna Silver <deannasilver@gmail.com>
Sent: Wednesday, August 25, 2021 10:38 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
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 - provides no significant benefits to upper valley residents and taxpayers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The
 original underlying zoning approval would still allow development of this site, just not as a private
 resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Deanna Silver

540 Domerie Bay Road, Ronald

From: Rosemary Dixon <rosemarydixo@gmail.com>

Sent: Wednesday, August 25, 2021 1:27 PM

To: Planning; Planning

Subject: 47 Degrees North Major Amendment

To Cle Elum Planning Department, Major, and City Council,

I am writing to express my disapproval of the proposed major amendment to the 47 North Development Plan. I am concerned about the effects of the proposed changes on the infrastructure of the area, most specifically traffic, services, and crime.

Traffic congestion on weekends is already impacting local neighborhoods in a major way. Travel times on I-90 are extended by several hours on Fridays and Sundays and visitors seek alternative routes through neighborhoods, no doubt directed to do so by Google. I am an avid RVer who has traveled to all 50 states and can say that an RV park with 650 sites is quite large, unusual (except in Arizona), and truly excessive for our area. Traffic on 903 to the Salmon La Sac area goes right by my house in Ronald and it is already challenging to avoid the dangerous drivers leaving on Sundays. The numerous RV sites would bring more weekenders and just add to this problem.

Services of all kinds are already a challenge for the greater Cle Elum population. Contractors are too busy to answer their calls and are quite stressed by the volume of work that they must take on. It is my understanding that the Safeway is already one of the busiest in the state of Washington. There must be a plan for providing food for the nearly doubled population. Emergency Response times and volume of calls will no doubt be adversely affected without a specific plan for how to increase services to match the increased population.

Finally, I am concerned about the crime that will no doubt arrive with the addition of many partying weekenders. Campgrounds are littered with trash on Monday mornings and the speed of travel by weekenders far exceeds our 25 MPH limit near Ronald. I have been honked at and sped past with hand gestures too many times to count, all while I am obeying the speed limit.

I would encourage you to pursue planning a neighborhood that will provide affordable housing to those who want to make a home here and care for the city and our recreational areas as a home and land owner would. Additionally, the burden of cost for any needed infrastructure changes should be wholly upon the new neighborhood developers and not upon the existing taxpayers.

Thank you for your consideration of these thoughts in your decision making.

Rosemary Dixon PO Box 533 Ronald, WA 98940 281-300-4678

From: Leslie Thurston <director@wahorsepark.org>

Sent: Wednesday, August 25, 2021 2:22 PM

To: Planning

Cc: Denise Youell; Judy Warnick; Kim Witty; Maria Danieli; Mark Englizian; Michelle Pease-Paulson; Mitch

Williams; Rep. Tom Dent; Todd Trewin; Logan, Jessica (PARKS)

Subject: 47 Degrees North Application

Attachments: 47NAppl-Ltr to City 8-25-21F08252021.pdf

Attached please find the Horse Park's comments regarding the Proposed Major Modification to the Bullfrog UGA Master Site Plan and Development Agreement as submitted in 47 Degrees North's Application. We appreciate your attention to these issues which are of significance to the Horse Park's operations.

Sincerely,

Leslie Thurston

Executive Director

Washington State Horse Park PO Box 278, Cle Elum, WA 98922

877-635-4111

www.wahorsepark.org

501(c)3 Tax ID 33-1197391

From: Patti Sims <patti.sims15@gmail.com>
Sent: Wednesday, August 25, 2021 2:22 PM

To: Planning

Subject: 47 Degrees North

Dear Mayor and City Council members:

Thank you for extending the deadline to comment on the 47 Degrees North project.

I won't address zoning and code items pertaining to this project as I know many of my neighbors have already emailed you regarding this, or spoke to these topics at Monday's meeting.

My question is simple: where are all of these people going to get food? We have one -- ONE -- grocery store in this town that can't handle the population of Cle Elum as it is now. How is it going to handle the additional mouths that come with this project?

Until a second grocery store is planned, built, and open, the City has no business building any more housing communities.

Thank you.

Patti Sims 1500 Marian Drive Cle Elum, WA 98922

From: Kristin Nutt <kristin.k.nutt@gmail.com>
Sent: Wednesday, August 25, 2021 4:35 PM

To: Planning
Cc: Jay McGowan
Subject: Stop 47 North

Attachments: KKN_Signed082521_CleElumStop47North.pdf

Hello!

Please find attached for your consideration.

Cheers, Kristin Nutt

From: mary madison <madison.mary.bi@gmail.com>

Sent: Wednesday, August 25, 2021 5:42 PM

To: Planning

Subject: 47 Degrees North amendment and mitigation concerns

Honorable Council Members and Planning Commission:

We are extremely concerned about the proposed 47 Degree North Major Amendment. Evidently, the proposed major amendment will replace the residential home development originally approved for the site without due financial mitigation.

This major amendment, if approved without adequate and legally enforceable financial mitigation on the part of the developer, should be denied.

The concerns revolve around how Kittitas County, the City of Cle Elum, the Cle Elum-Roslyn School District, WSDOT, and other *social services* can possibly afford to provide the additional infrastructure, staffing, equipment, and facilities that will be necessary to maintain a *barely adequate* level of service. Medical services? Clinics? Hospitals? Schools? Food insecurity assistance? Child services? County outreach offices in Cle-Elum for social services?

Transportation upgrades and improvements alone will be necessary to provide safe passage for residents of the Upper County when firestorms or emergencies occur. The county and cities of Cle Elum and Roslyn are in no position to accept this financial burden. A few taxpayers cannot fund the social and infrastructure needs of this new area. With a single property owner, out of state?

The financial impact costs for this project should be solely carried by the developer/owner. Public entities with taxpayer dollars CANNOT make up the shortfall.

How this mitigation is required, and IF the amendment is approved will both determine the quality of life for Upper Kittitas County for decades.

We have arrived at a momentous crossroads. It requires strong leaders in situations like these.

Respectfully,

Chris Madison Mary Madison 201 Sturgis Rd Cle Elum

From: Planning

Sent: Tuesday, August 31, 2021 3:59 PM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degree North

From: Joye Frederick < joyefrederick@outlook.com>

Sent: Tuesday, August 31, 2021 3:17 PM **To:** Planning cleelum.gov>

Subject: 47 Degree North

Please I urge the mayor and council DO NOT PASS THIS. It would we awful for our area

Joye Frederick 206 779 7487 September 9, 2021

City of Cle Elum
Attn. Planning Department/47 Degrees North
119 West First St.
Cle Elum, WA 98922
Planning@cleelum.gov
Sent by E-mail

Re: 47 Degrees North

Thank you for the opportunity to comment on this proposed action. Please consider this correspondence part of our response to the Sun Communities Notice of Application for Major Modification of Bullfrog UGA Master Site Plan and Development Agreement dated August 12, 2021. We ask the City of Cle Elum to deny this proposed major amendment and retain the current approved land use for the property.

We concur with, and support, the comments and reasoning contained in comment letters sent by Thomas Uren, James Carmody (September 7, 2021) and Larry Stauffer (September 7, 2021).

We ask that a recording and/or transcript of public comments made to the Cle Elum City Council at its August 23, 2021, meeting be included among the public comments considered by the Planning Department, Planning Commission, "City Development Review Team", or any body charged with compiling, reviewing, and making recommendations concerning this proposal.

If the City should fail to reject this proposed major amendment, we ask that the City take actions recommended in Thomas Uren's letter to condition the development and to require concurrent mitigations to infrastructure and to public services including police, fire, emergency medical services.

Impact of 2010 Termination of the RIDGE Settlement Agreement and Unforeseen Cle Elum UGA Expansion

We wish within this letter, to incorporate, by reference, Doug Kilgore's letter of October 20, 2020, submitted withing the SEIS comment period. This points out that many mitigations relied upon by the City of Cle Elum in its decision to grant approval of the existing Bullfrog Flats Development Agreement were canceled in the course of New Suncadia LLC's termination of the RIDGE Settlement Agreement.

Chief among these were substantial reductions in the number of housing units permitted within the Suncadia MPR and substantial set-asides of open space. Together these removed mitigating measures and increased levels of entitlement of the Suncadia Master Planned Resort accrue additional impacts to the current proposal's development. These increased impacts will deleteriously affect:

traffic, wildlife habitat, recreation,

other municipal services such as fire protection, police services and road maintenance.

The loss of these mitigations, combined with the effects of additional development and the huge expansion of Cle Elum's Urban Growth Area since 2001, must be re-analyzed and assessed for needed mitigations as a part of any consideration of proposed modifications to the Bullfrog UGA Master Site Plan, or any action to carry out the 2001 plan after more than 20 years of unforeseen development in the City of Cle Elum.

Failure to Verify Regional Sewer System Capacity

We question the City of Cle Elum's capacity to serve any development within the lands formerly called the Bullfrog Flats UGA. Our question relates to Cle Elum's owned share of wastewater facilities, as provided under the Fourth Amended Upper Kittitas County Regional Water Treatment Facilities Project Agreement, Development Agreement, and Service Agreement.

The 2017 Capacity analysis prepared for Cle Elum (by HLA Engineering and Land Surveying Co., Project 17105E) states

The Trendwest UGA Properties allocation was identified to be reallocated to the City of Cle Elum upon annexation of these properties by the City. This annexation and allocation transfer occurred in 2006. (p 1)

In spring, 2021, Doug Kilgore submitted a public document request to the City of Cle Elum for any documents memorializing the transfer of the Trendwest UGA Properties allocation from Trendwest, or its successors, to the City of Cle Elum. In its response the city sent recent records showing the number of Residential Customers and Residential Customer Equivalents (RCE's) currently in use, but provided no documents substantiating temporary or permanent transfer of RCE's owned by New Suncadia LLC to the City of Cle Elum.

If this transfer has not occurred, any attribution of ownership of this capacity share by Cle Elum is defective.

Perhaps information regarding the impact of this proposed development on all cities party to the Regional Wastewater Facilities Project Agreement would have been available if the current process of considering 47 Degrees North's proposed major modification included a complete Development Agreement with each of those participating municipalities as parties to that Development Agreement, (as requested in Thomas Uren's letter). Perhaps it exists in certain documents related to Cle Elum's annexation of the Bullfrog UGA that the City neglected to disclose. Perhaps the disposition of these wastewater entitlements are contained in confidential documents related to New Suncadia LLC's desired, prospective but unconcluded sale of Bullfrog Flats. In any case, a full review of this application is incomplete without such information.

As a result, it is not possible to assess the effects of the proposed major modification on the City of Roslyn, Cle Elum, and South Cle Elum.

Other Process Comments

We object to what appears to have been changes in the public process for receiving comments on this project and in the approval process being utilized.

We object to the insertion of an entity called the City Development Review Team as a substitute for the City's Planning Commission. The legal Notice of Application states:

The City Development Review Team will then review the application materials and all comments received and determine whether the application is consistent with the Development Agreement and the regulations under which the project is vested. A written Staff Report with recommended Conditions of Approval will be prepared and made available for public review and comment. In addition, a public hearing will be conducted to receive further comments. All comments received by the City will be reviewed and a recommendation will then be made to the City Council, who will decide whether to approve the modified Master Site Plan and new Development Agreement. (p3)

However, this is <u>not</u> the process outlined within Cle Elum's municipal code, which states it is the Planning Commission that makes recommendation to the Council, not "Staff". https://cleelum.municipal.codes/CEMC/17.100.040

Ellie Belew asked the contact named in this application (Virgil Amick, by email and phone on August 23, 2021) for clarification on who constitutes the City Development Review Team, and for its enabling language, but has not yet received any response.

Meanwhile, in the September 2, 2021, NKC Tribune:

[city planner Greg] Dhorn said members of the City Development Review Team include himself, Public Works Director Mike Engelhart, City Engineer Ben Annen, City Administrator and Building Official Rob Omans and City Planning Consultant Megan Hayes. He said other city officials, such as Fire Chief Ed Mills and Police Chief Kirk Bland, along with others participate on the team as needed."(pA6)

It would seem that the City of Cle Elum has not formally identified a specific means or process for evaluation and review of this application for modification. In particular, the public does not know who specifically constitutes the City Development Review Team that will consider our comments. Nor is there a formal process for such a body to do so, although municipal code identifies the city's Planning Commission.

We ask that the City amend the application to clearly state the process for consideration of the application, including public comments.

Sincerely, Ellufthelew. Lay Kinge

Ellie Belew and Doug Kilgore

From: Sharon Stuart <sharon@bedvoyage.com>

Sent: Monday, August 23, 2021 7:50 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: Objection to 47° North Major Amendment to Existing 2002 Development Agreement

Good morning,

I am completely opposed to the 47 North project. It will bring in low tax revenue, transient people that will clog our limited roadways and hospitals, and will be not contributing to the positive growth of Cle Elum. I know that you have seen all of the feelings and comments from the Sheriff, the County Commissioners, and other concerned members of the community. The objection to this project cannot be understated. Many of us are familiar with Agenda 21 and Agenda 30, and do not want any part of that in our little town of Cle Elum. What Cle Elum really needs is a business park and more tax-paying new HOMES, not mobile home parks. Cle Elum wants to grow and become a more affluent town in which patrons have options for shopping and commerce, vs providing services to non-income/tax paying people.

I plead with you to listen closely to all of the concerns of hundreds of local tax paying citizens. Please go with the original plans for a business park and residential homes for Cle Elum.

Sincerely,

Sharon Stuart Cle Elum, WA

From: kristina <hazeldoggy@gmail.com>
Sent: Sunday, August 22, 2021 9:21 PM

To: Planning
Subject: Stop 47 North

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kristina Bock

PO 642 603 N. A Street Roslyn, WA 98941

Email Addresses: hazeldoggy@gmail.com

From:	Aliza <aliza.astrachan@icloud.com></aliza.astrachan@icloud.com>
Sent:	Sunday, August 22, 2021 8:43 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a separate private tourist resort and not a natural extension of city neighborhoods as originally required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
 - will negatively affect elk crossings due to traffic and the Cle Elum area's rapidly diminishing wildlife habitats.
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Aliza Astrachan

351 Big Rock Lane, Cle Elum

From: Ira Astrachan <iastrachan@me.com>
Sent: Sunday, August 22, 2021 5:41 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: Objection to 47° North Major Amendment to Existing 2002 Development Agreement

You have no doubt received countless letters indicating a lack of support for approval of the proposed amendment - have you received any comments in favor of it? If so, please do not file my comments with them - my family and I are opposed to the amendment for all the reasons you have read/heard:

- Cle Elum <u>needs</u> actual houses (with households that pay property tax) and the original plan will provide that (1,334 residential units). The revenue generated by property taxes will surely sustain expenses needed to develop cit services;
- Cle Elum does NOT need a mobile home park it provides very low tax revenue while simultaneous overloading the current services we have here;
- A "new" business park may be the one thing that brings an actual significant business to the area where they could "spread their wings" something the current patchwork of business land/property in this town does not provide;
- The amendment does not include any mechanism for the developer to fund the obvious improvements needed in infrastructure to support their RV Park / Mobile Home Park design;
- "Location, Location, Location"!! The placement of a mobile home park / RV park across the street from a community of multi-million dollar homes is absurd.

I could go on and on, but thankfully, the Sheriff, the County Commissioners, and other concerned members of the community have also spoken.

For the record, we love living here, even though we've only been here two years. The quality of life here is a perfect balance of beauty, peace, kind people, and a feeling of community. To dilute that with an ugly mobile home park and RV park full of transient dwellers while simultaneously clogging up the roads and the hospital is outrageous.

If you want to grow Cle Elum in a reasonable manner which includes an ability to maintain adequate services for all, then you must chose to deny the applicant's amendment and stick to the original plan of houses and a large business park.

Respectfully,

Ira Astrachan 351 Big Rock Lane Cle Elum, WA 98922

From: Ingrid Vimont <email4ingrid@yahoo.com>

Sent: Sunday, August 22, 2021 4:41 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: STOP "47 Degrees North Major Amendment"

STOP 47 DEGREES NORTH

Dear Mayor of Cle Elum, City Planner and Cle Elum Commissioners,

Please stop the major changes submitted by Suncadia (AKA: Sun Communities) from drastically altering the original agreement with The City of Cle Elum in 2002 with the new "application for proposed development". This is a total disaster if you look at the population growth and drowning of our infrastructure with this proposal. Growth is essential and inevitable but not when it completely outpaces our infrastructure (i.e. EMS, roads, schools, traffic, FIRE, healthcare, water, police, sewer, etc.).

The original agreement is not being upheld. Why is that?

- Why would our elected officials agree to this at the peril of our current residents?
- What is the payoff?
- Who benefits?
- Who suffers?
- Who pays for this?
- Why is the new proposal being entertained?
- What is the new infrastructure proposal to support this new 47 Degree north proposal
- Why would the existing residents be put at such risk?

Please DO NOT VOTE THIS PROPOSAL IN!

Ingrid Vimont, RN

Candidate for Hospital Commissioner Upper Kittitas County

From: Doug Johnson <dajohnson512@gmail.com>

Sent: Sunday, August 22, 2021 4:12 PM

To: Planning

Subject: 47 Degree North Public Comments

\$

To the City of Cle Elum,

I have grave concerns about the 47 Degree North Development. I support local infill but feel it must occur within the character and goals of the community. I have lived here almost 50 years, and chose this area due to its unique character, woods, rivers, and spectacular scenery. I have the following concerns with the 47 Degrees North proposal:

- * The proposed development is completely out of character of upper Kittitas County.
- * The proposed development would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- * The ownership structure of the manufactured homes does not promote the economics of citizens of the county. Owning a depreciating manufactured home without having ownership of the property would result in economics that perpetuate economic class divides and hinder citizens' abilities to grow net worth over time. While the value of the lease may increase over time with inflation, the **primary benefits of ownership will accrue to a private business**, wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not the community. This structure is very harmful to the future of the whole Upper County.
- * The ownership structure will not provide a strong tax base for the city. This would erode Cle Elum's ability to provide services to the citizens of the full township.
- * Related, the proposed development would create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that are unlikely to be fully mitigated by the developer, and therefore, will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business. The developer must put money up front to meet all the increased infrastructure needs. Our roads are already crowded and the country feel of the community I moved to almost 50 years ago is somewhat compromised now, and with this atrocious development, will be destroyed.
- * Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.
- * The proposed development occurs close to the river, which is an important area for fish and wildlife. Local wildlife is already seriously stressed, with deer, elk, and bear walking all over my yard and the town of Roslyn in all seasons.

Sincerely, Doug Johnson

Former City Councilman, Roslyn.

Also retired local math and science teacher and business owner.

From: Gina Galbawy <galbawy@yahoo.com>
Sent: Sunday, August 22, 2021 4:06 PM

To: Planning

Subject: 47 degrees north

To whom it concerns,

I am a resident of Cle Elum and I strenuously urge you to not approve this train wreak of a growth plan. We need to reconsider a different growth plan. Not opposed to more housing just not Sun Communities, their track record is horrid and not the way we as residence want our town to progress.

Thank you, Mark ad Gina Galbawy 111 W 3rd St. Cle Elum, WA

Gina Galbawy 425 681-3994 cell galbawy@yahoo.com

From: Susan Johnson <susanjohnsonwa@gmail.com>

Sent: Sunday, August 22, 2021 3:52 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Public Comments

To the City of Cle Elum,

Being a resident of Roslyn since 1977, and loving the historical character of our cities, and witnessing the bleeding of development between and outside the cities, I am very concerned about the 47 Degrees North development proposal. I have the following concerns with the 47 Degrees North proposal:

- * The proposed development is not in the character of upper Kittitas County.
- * The proposed development would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- * The ownership structure of the manufactured homes does not promote the economics of citizens of the county. Owning a depreciating manufactured home without having ownership of the property would result in economics that perpetuate economic class divides and hinder citizens' abilities to grow their net worth over time. While the value of the lease may increase over time with inflation, the **primary benefits of ownership will accrue to a private business**, wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not the community.
- * The ownership structure will not provide a strong tax base for the city. This would erode Cle Elum's ability to provide services to the citizens of the full township.
- * Related, the proposed development would create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that are unlikely to be fully mitigated by the developer, and therefore, will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.
- * Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.
- * The proposed development occurs close to the river, which is an important area for fish and wildlife. These last years, with the explosion of development outside of our current city limits, we have all experienced the heartbreaking migration of wildlife--bears, cougars, elk, deer, coyote-- into our yards, on our streets, into our parks. To remove this much more habitat would further cause harm to our wildlife.

Sincerely, Susan Johnson 317 South Third Street Alley, Roslyn, WA 98941 Retired Teacher from the Cle Elum-Roslyn School District



Virus-free. www.avg.com

From: suzanne cragin <scragin002@gmail.com>

Sent: Sunday, August 22, 2021 3:46 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. My no vote and concerns align with those expressed by Brent Hals, the Mayor of Roslyn; Clay Myers, Kittitas County Sheriff and from the leadership of the Board of County Commissioners: Brett Wachsmith, Chair; Laura Osiadacz, Vice Chair and Cory Wright, Commissioner.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Suzanne Cragin 50 Gold Fountain Lane Cle Elum, WA 98922

From: Jeff Kluth <jeffsdesktop@comcast.net>
Sent: Sunday, August 22, 2021 2:27 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 degrees North Major Amendment Proposal

To: City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

This letter is to request that the city reject the modifications to the initial agreement that was made with Suncadia around 2002.

Based on what I have read on the newer agreement that Sun Communities is seeking to get approval for, there will be huge requirements for services and traffic modifications for the new population that Sun Communities is getting off the hook for. Increased needs for police, fire, traffic etc. need to be paid for from taxes collected from the new residents. This is not a rant against development but a request that the city get back to an agreement and taxing structure that will not penalize the existing residents of the area. This newer agreement is just wrong and seems to be structured in a way to maximize profit for an out of state corporation at the expense of the existing residents.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
 - is in its entirety a private business not a neighborhood (no lots will

be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,

- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I request that the City **DENY** this proposed major amendment and retain the current approved land use for the property. See you tomorrow.

Respectfully,

Jeff Kluth

101 Forest Lane

Cle Elum, WA. 98922

From: Grace Berard < graceberard@gmail.com>

Sent: Sunday, August 22, 2021 1:03 PM

To: Planning

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Grace Berard 111 5th St Roslyn, WA 98941

From: Judy Huggett <jhuggett@centurytel.net>
Sent: Sunday, August 22, 2021 12:42 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: Re: 47 Degrees North Major Amendment proposal

Dear City of Cle Elum – Mayor, City Council members, Planning Department and all other concerned parties:

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state, publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers.

However...it:

- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, and is essentially a subsidy for a private business.

Here's a perspective on 47°North that is boring, not sexy, yet very important.

One of the benefits of growth is economy of scale to share costs for infrastructure (water, sewer, roads, drainage). This is especially true in older cities where many infrastructure elements are older, pretty well along their life cycle and facing near term maintenance or replacement. In a typical situation, more customers means more sharing of costs, so say, if a

major water main breaks in one part of town, every customer in town shares the cost and more customers means less cost per customer.

However, in the case of Sun Communities, based on the application materials they submitted, this would not be the case because they are proposing to set up private utilities seperate from the City. There are limited details available on their proposal, but as far as known now, Sun Communities will become a city bulk customer for water and sewer treatment, but will try to significantly limit its exposure for day to day costs and risks that the City's utilities generally face. In other words, on the "cost sharing" benefit of growth, not so much.

Yes, they are proposing to pay connection charges, but as a bulk customer they are negotiating those as low as possible, almost certainly each unit in 47°North will pay less than another unit in the rest of the city, and yes they will share some cost in system maintenance, but the fact they are enumerating exactly what pumps they will share cost in tells you all you need to know.

For surely, the devil is in the details and the final bulk utility contracts could be fair and strict, but shouldn't the city and public know that <u>up front</u> before the project is approved, not after? And what experience does the city have in negotiating these types of contracts? And what will be the City's responsibility if ownership changes or future system bankruptcy? Who will go head to head with a mega corporation over contract law. And Sun Communities will be the city's biggest single customer.

Sun Communities is <u>essentially proposing a city within a city</u>, taking some, but not all, of the nuts and bolts responsibilities of what a city actually does. In this case "their city" being as large as "our city". A reasonable person would be skeptical that an international corporation is not trying to spin off expenses, cost and risks and keep benefits. This approach to land use will have many consequences, both intended and unintended. I hope the city is ready.

By the way, none of the above would apply to the land use currently approved for Bullfrog Flats, the use Sun Communities wants to change. In the current approval, all lots and development would be part of the city and pay/participate just like any current city customer.

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Judy Huggett 206.793.2516

From: Mrsbeldar <mrsbeldar@comcast.net>
Sent: Sunday, August 22, 2021 11:54 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 degrees North Major Amendment Proposal

Date: Sunday, August 22, 2021

To: City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my <u>very strong concerns</u> about the Sun Communities 47° North proposal for the Bullfrog flats property.

I have owned a smaller vacation cabin on 10 acres in the Goat Peak Ranch Division for 28 years and retired here three years ago after building a smaller retirement home on the lot. My property taxes increased significantly after we built our retirement home. It was an expected increase. I do not expect others to carry the tax burden of my property and my lifestyle needs and it's not just for a corporation to expect the citizens of Upper County to experience increased taxes to subsidize their profit seeking venture. I am very troubled by the potential for increased fire danger by having a transient resort population coming to this area for the primary purpose of recreation with a lesser regard for the wildlife and the residents of the area.

The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,

- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

It's time to stop enabling corporations to profit off of what's remaining of our natural areas where our environment and quality of life degrades to foot the bill for their profit seeking motives.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Beverly Kluth

101 Forest Lane

Cle Elum, WA. 98922

From: Andrew Pierce <andrew.charles.pierce@gmail.com>

Sent: Sunday, August 22, 2021 9:08 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business, not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation whose fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and taxpayers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow the development of this site, just not as a private resort/manufactured home community.

For all of these reasons and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Andrew Pierce 113 S 2nd St, Roslyn, WA 98941

From: Diane J. <januszd@gmail.com>
Sent: Sunday, August 22, 2021 7:08 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North

Dear Council Members:

We are writing to express our concerns about the proposal by the Sun Communities 47 Degrees North.

We do not have the infrastructure to support yet another destination community. In addition to doubling the population, Sun Communities will not provide the mitigations needed for the impacts that they will create.

This will not be a neighborhood, and will be owned by a large out-of-state publicly traded corporation. Their fiduciary duty will be to shareholders and there will be no benefit to upper county residents and taxpayers.

The impacts on roads, police, fire, schools, emergency services, hospitals, and other public services will be devastating to our communities and will destroy our way of life. We, as taxpayers, will be required to pay the price to subsidize a private business.

We will double our population with visitors, not neighbors. We will be further overrun by people looking for entertainment and a place to play without being responsible for their friends and neighbors.

For all of these reasons, and others, I ask that the City DENY this proposed major amendment and retain the current approved land use for this property. The current proposal allows growth that will create homes and neighbors, rather than a money-making opportunity for shareholders.

Respectfully,

Diane Januszkiewicz

304 West Utah Avenue Roslyn, WA 98941 509-649-2205

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Diane

From: Siw Bay-Hansen <siwinsweden@hotmail.com>

Sent: Saturday, August 21, 2021 7:29 PM

To: Planning
Cc: Curtis Hawkins

Subject: 47 degrees north major amendment proposal

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

Hello:

We are residents of Cle Elum and are very concerned about the 47 degrees north proposal.

We are writing to provide the city with our very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, we implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Siw and Curtis Hawkins 1502 Marian Drive Cle Elum WA 98922

Sent from my iPhone

From: Debbie Daly <debdaly5@gmail.com>
Sent: Saturday, August 21, 2021 5:26 PM

To: Planning

Cc: Jay McGowan; Beth Williams; Ken Ratliff; Mickey Holz; Steven Harper; Ruston Weaver; John Glondo

Subject: 47 degrees north

To: Cle Elum Planning Department Cle Elum Mayor and City Council Members 119 W First St Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

• is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property), • would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals, • is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, • provides no significant benefits to upper valley residents and tax payers, but • will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore, • will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

I am ver worried with the traffic. I live in Ronald with only one way out. Bull frog is already crowded. I pray we don't have a fire

My fears are very real please look up Sun Communities I other states. Read comments this does not fit our communities Suncadia is building huge developments. I now have heavy traffic in my backyard. We bought our home in 2011, where our backyard butted up to Suncadia conservatory, we were told no one would build there. In known to us in 2013 Suncadia was able to change the rules and will now develop evergreen valley. Will this happen with Sun communities?

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

D. L L. D. I	81
Deborah Daly	Name

_470 Tamarack Dr				
	Ronald	City		
Sent from my iPhone				

From: Katie Huss <kbhuss5034@gmail.com>
Sent: Saturday, August 21, 2021 5:13 PM

To: Planning

Subject: 47 Degrees North Major Amendment Proposal

I am writing to express my serious concern about Sun RV Communities 47 North proposal for the Bullfrog Flats property.

My husband is a lifetime resident of Kittitas County and we have lived full-time in the Upper County since 2018. We have owned our property in the Upper County since 1986.

The proposal being brought forth by Sun RV Communities is not in keeping with the feel and character of Cle Elum or the Upper Valley.

Sun RV Communities would create a new and separate private tourist resort, not a community that would be a natural extension of city neighborhoods as originally envisioned / required by city zoning and the current approvals.

The proposal is in its entirety a private business, not a neighborhood. No lots will be created or sold; all spots (either RV or cottage) will be leased and the project will be private; wholly owned by a large out-of-state corporation that has a fiduciary responsibility to their shareholders and no responsibility to our community.

Sun RV Communities proposal provides no significant benefits to the Upper Valley residents and taxpayers, however it will create significant impact on roads, police, fire, schools, emergency services, hospitals and other public services that can't or won't be fully mitigated by the developer.

The proposal as outlined does nothing to resolve issues facing many in the Upper Valley. It doesn't provide affordable housing, it doesn't add public space accessible by residents of our community, and it doesn't provide ANY upgrades to services or infrastructure.

The proposal, as outlined, will create extensive traffic congestion and gridlock conditions. It will create an overall reduction in services to existing residents of the Upper Valley and an increase in our taxes to pay for the additional services required to subsidize a private business.

We have stayed at the Sun RV Resort in North Myrtle Beach South Carolina. My sister and her husband own a cottage there. They DO NOT own the land that their cottage is on, they can't make any design changes to the cottage, they can't do any landscaping to the property, they can't fence their lot and they can only sell their cottage to someone that has been approved by Sun RV Communities. The North Myrtle Beach resort is located approximately 10 miles from Myrtle Beach SC, it is down a two-lane country road in a farming community. Sun RV Communities has done absolutely NOTHING to improve the infrastructure surrounding their resort. The roads are horrible, there is only one very small grocery store, the traffic on the weekends is so congested and backed up that the local residents avoid it as much as possible.

Denial of the Sun RV Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort / manufactured home community.

For all the reasons stated above and many others I urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Kindest Regards, Laura Braile-Huss

From: Guy Drew <crowcreekflyfishing@gmail.com>

Sent: Saturday, August 21, 2021 2:52 PM

To: Planning **Subject:** 47 degree

To whom it may concern

We have so much traffic and congestion in Roslyn now. We have definitely been discovered and are no longer the quaint sleepy little town that we once were. Businesses are thriving, which at one point was not the case. Tourism has become a sustainable source of income and sometimes is overwhelming. No longer do we have to try to draw people to the area. All of our businesses are directed towards making the tourist dollars, with the exception of the Roslyn Grocery, which Amanda thankfully keeps stocked for the locals. Safeway is having trouble keeping food on the shelves and as we all know a nightmare to navigate. All this being said, my question to you, the council members, is why do we need more? Why do we have to become Issaquah East? Why do we need to absolutely ruin what little bit of "small town ness" that we have left? When is enough enough? Why can we not determine that we are doing very well with the tourism and growth that we have and say "This is good"? We have to rely on your decision in a way that will very much affect all of our lives. We are hoping that greed or the idea that more is better will not cloud the vision of why those of us that have lived here for many many years live here.

Sincerely

Guy and Marlene Drew

Sent from my iPhone

From: Glen Mangiantini <glen@mangiantini.com>

Sent: Saturday, August 21, 2021 2:20 PM

To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: Proposed 47 Degrees North Major Amendment

To the Cle Elum Mayor, City Council members, Planning Department,

My wife and I are Roslyn residents (part time but planning on retiring here) and we are writing to voice strong concerns with this proposed major amendment for the Bullfrog Flats property. We am sure all of these concerns have been voiced by others but will voice them as well.

The nature of the proposed community is not in keeping with the character of the upper Kittitas County area, as required by the current zoning requirements for this property: a large number of RV spaces will bring a great deal of revenue to the non-local property owner but likely little revenue into the community. Furthermore, the designation of land as RV space will greatly diminish and limit the property tax valuations, and, therefore, revenue brought to Kittitas County and the City of Cle Elum.

The manufactured homes, with property ownership again retained by an out of state business, will also both reduce property valuation and, again tax revenues to the county and city.

It is highly doubtful any B&O taxes levied against the property owner will make up for this deficit.

Traffic impacts will be significant, yet the proposal makes no allowance for mitigation, let alone sufficient mitigation. The same can be said for the other infrastructure impacts, police, fire, schools, and utilties, all of which would be significantly taxed, with local residents left to either suffer from reduced service or tax increases to pay for the extra services.

Unlike the Suncadia development, where resort amenities and events are open to the general public so the community can benefit, the proposed major amendment makes no such promises, leading to a gated community that takes from the community but does not give anything in return.

Based on the current plan and it's shortcomings, we do not see how the concerns can be mitigated by any amount of effort and monies that the property owner would want to expend so we urge that the major amendment be denied, and the current zoning and development plan in place be retained.

Best Regards,

Glen and Alison Mangiantini

From: gretchen Pitts <pittsgretchen@yahoo.com>

Sent: Saturday, August 21, 2021 12:35 PM

To: Planning

Subject: 47 Degrees North

I am writing to provide the city with my very strong concerns about the 47 Degrees North proposal for the Bull Frog flats property. I have been a resident of this community for the past 5 years. The community feeling has been a refreshing change from the traffic and congestion of the West side. I don't believe the infrastructure can support this project nor do I feel the impact of this development will enhance this community. I support affordable housing but a large R V park does not provide a tax base to pay for the roads, emergency services, police, fire, which will ensue due too much building. Bullfrog road already experiences congestion . I ask the city to DENY THIS PROPOSED ADMENDMENT and RETAIN THE CURRENT APPROVED LAND USE OF THIS PROPERTY.

Sincerely,

Earl and Gretchen Pitts

Sent from my iPad

From: Hal Venables <venableshe@inlandnet.com>

Sent: Saturday, August 21, 2021 12:00 PM

To: Lucy Temple

Cc: mommomvenables@gmail.com; Cheryl and Jim Miller; jt_miller@msn.com

Subject: 47 degrees North

My wife Carol and I strongly oppose the development of anything that DO NOT pay for expansion of services to include a minimum of coverage for Schools, Roads and Utilities. A large part of the current community are on fixed incomes (as we are) and need to minimize the increase of taxes and reduced fire and police presence.

Trailers are not wanted in the area as most deteriorate much quicker than a house and bring down housing values. We already see visitors overload our business' and cause problems for the local residents. Fires are becoming the norm along our roadways when either visitors or those passing through don't give a damn about how they tow their vehicles. I live on the 100 block of east third street and have been trying (along with others) to get the police to slow down the traffic on 2nd as it has become a zoo especially on weekends. I will assume the police have better things to do with their time as it still continues and I would bet that it will get worse with more people.

KEEP THE RV'S AND TRAILERS OUT OF OUR COMMUNITY

Hal Venables 1-206-321-2183

From: Laurel Bell < laurelbell83@gmail.com>
Sent: Saturday, August 21, 2021 11:35 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North Major Amendment

Mr. Mayor, Council Members and Planning Department,

After reading all the public documents available surrounding the proposed amendment from Sun Communities, for the Bullfrog Flats property, I feel compelled to voice my disdain. As I'm sure you've received a large number of letters outlining the concerns around traffic, infrastructure, etc. I won't waste your time reiterating them. Suffice it to say, I echo what you've heard from the Sheriff, Roslyn Mayor and County Council members.

So, here is my personal appeal...my husband and I moved to Suncadia 3 years ago after falling in love with the area. As full-time residents in a mostly transient short-term rental community it's disheartening to see the level of disregard be the folks that pop in for the weekend. We avoid going into town on the weekends as its overrun with visitors that are frankly, rude. When we do interact with the residents of the city I feel ashamed to tell them that we live in Suncadia as this resort has made an indelible impact on this lovely little community. I'm sure it wasn't welcomed then, just as 47 degrees north isn't welcomed now.

I feel a sense of responsibility to help the residents of the whole area, stand up and be heard. Growth is inevitable but please do what is right for the people that make this area their home. Putting more transient people into this area doesn't bring value, it brings noise, garbage, crime and traffic. People that live here do so because of the small town feel, the close-knit community and the enjoyment of the beautiful area. Bringing in an out-of-state private company to knock down trees and pave 627 RV slots is reckless. As stewards of this City you must do the right thing and deny the proposed major amendment.

Thank you for your time and consideration.

Laurel Bell 400 Tipple Hill Loop Cle Elum, WA 98922

Sent from Mail for Windows

From: KATHY STANCIK <KATIEROSE4356@msn.com>

Sent: Saturday, August 21, 2021 11:10 AM

To: Planning

Subject: 47 Degrees North **Attachments:** 47 Degrees North.docx

I am very strongly against the proposed major amendment to 47 Degrees North for the following reasons (and more):

There will be hundreds of people in the RV section with no connection to the community and will pay no taxes. People in the modular home section will not own their land and will not directly pay property taxes, leaving this development prone to "produce a rootless and problematic population center." (Clay Myers, County Sheriff) I am very concerned about an increase in crime (even the Sheriff agrees.) I'm concerned about the demands on police, fire, and EMS. It will fall on Cle Elum taxpayers to pay for much of it. We could use more police officers right now and don't have the money to pay for them. They are spread way too thin. How will this be improved with this new development? It will only be made worse. Much worse.

Modular homes on land owned by a single property owner will not bring in nearly the tax revenue that stick-built houses on a person's own land will. A lot of us have stayed in Cle Elum through good times and bad, and now we will be taxed to subsidize a private business to the point where we may have to leave. And yes, we WILL have to pick up much of the cost of roads/traffic improvements and city services.

Will the road from Cle Elum to Roslyn be gridlocked on weekends? What will Bullfrog Road look like at busy traffic times? (Which is pretty much all the time around here lately.) The County Commissioners say the county will have to pay for necessary road improvements that the developer should pay for, but will not. The Sheriff's Office says there will be a lot of additional demands on them, both within the development, on the roads, and in the schools. This costs money. So the county part of our property taxes will go up, too.

What happens when the water and sewage treatment plants don't have enough capacity for a population doubled in size? (Tripled, with City Heights.) You'll build bigger ones, and my utility bills will go up, again making it too expensive for us to live here.

The outdoors I grew up with around here is already gone. Every year more of it is trashed by people who don't have a history here, who don't have roots here, who don't care about the land. Some of it feels unsafe, something I would never have imagined. This proposal would double the population of Cle Elum with people who "lack attachment and commitment" to this land. (Clay Myers, County Sheriff)

I strongly urge you to deny the proposed major amendment and keep the current approved land use for this property.

Joe Stancik 209 W 6th Cle Elum WA 98922

<u>katierose4356@msnl.com</u> 509-674-4356

From: KATHY STANCIK <KATIEROSE4356@msn.com>

Sent: Saturday, August 21, 2021 11:06 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: 47 Degrees North **Attachments:** 47 Degrees North.pdf

I am writing to express my strong opposition to the 47 Degrees North project. This is not in the best interests of our city, and certainly not in the best interests of current city residents and taxpayers.

These are just a few of my concerns:

- 1) The demands on infrastructure for which inadequate mitigation is provided for. This includes, but is not limited to: fire, police, EMS, water, sewer, traffic and roads. Many more personnel will need to be added to the payroll. The current structure of this development will not provide adequate tax revenue to fund these positions and it will fall upon existing taxpayers.
- 2) Taxation. This development as proposed will not generate adequate tax revenue to offset the additional costs on the city, thereby placing an undue burden on existing city property owners. We should not be subsidizing a for-profit business in any way.
- 3) The "city within a city" as provided for in the proposal, leads to use of city resources (water and sewage treatment) when it is beneficial to them, but a lack of cost-sharing for city-wide maintenance and upgrades. This "city within a city," with one property owner owning half the city, would give them undue influence and power in city decision-making, to the detriment of current residents. And this single, non-local owner has no loyalty *whatsoever* to our community.
- 4) Traffic considerations are immense and there is no adequate mitigation for the impact. I am particularly concerned about gridlock on our roads, and that evacuation routes would be jammed up quickly for the residents of Roslyn and Ronald and beyond. In these days of mega-fires, we owe it to our neighbors to take their needs into consideration.
- 5) Nowhere have I seen any sort of study that shows the COMBINED effects of City Heights and 47 Degrees North on infrastructure, taxation, etc. Together they will triple the current population of the city. I am concerned for those of us who have lived here for decades, or all our lives, that increased taxes brought about by these developments (and the lack of developer mitigation of their effects) will force us out of our homes. The lack of mitigation for both developments guarantees that any meagre reduction in millage for certain levies will be more than offset by the huge costs ahead of us.
- 6) The development as it stands brings little benefit to the upper county and a whole lot of problems, e.g. construction jobs will be limited due to the use of modular homes instead of stick-built homes. Supporters of this project have not shown any benefit to this community that outweighs the tremendous costs.
- 7) The concerns expressed by the City of Roslyn, the Kittitas County Sheriff, and the Kittitas County Board of Commissioners, unprecedented in my memory, should be heeded.

I'm not sure there has ever been a decision by the Cle Elum City Council that will have a larger and more lasting impact on the future of the Upper County than this one. Growth may be inevitable, but it needs to be done right. Giving this much power to an entity outside our community would be a mistake that would haunt us for decades to come. I strongly urge you to DENY this proposed major amendment and retain the current approved land use for the property, i.e. zoned as an expansion of Cle Elum's residential neighborhood.

Kathy Stancik 209 W 6th Cle Elum WA 98922 katierose4356@msn.com 509-674-4356

From: Richard Valore <rhvalore@msn.com>
Sent: Saturday, August 21, 2021 9:56 AM

To: Planning

Cc: Jay McGowan; John Glondo; kratliff@cleeum.gov; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: 47 North RV Resort comments

I have expressed my concerns about the 47 North proposal from the beginning. This is the last chance to repeat them as they were not adequately or were vague in the EIS. I will keep it short and hopefully you will take them seriously. They may not be new as they probably have already been expressed to each of you already.

I am strongly opposed to the 47 North Development off Bullfrog Road proposed by Sun Communities. Here are my issues:

- The roads thru the county, and specifically the Cle Elum/Roslyn/Ronald valley will require significant modification to accommodate or mitigate the impact driven by the growth of the number and size of vehicles that will be passing thru the area. We all are aware of the traffic problems that begin on Thursday evening continuing thru Sunday night. The 47 North Development will only make it worse. The traffic thru downtown Cle Elum and Roslyn and SR-903 will be significant. There will obviously need to be revisions made to entrance/exit ramps on I-90. I believe there would be absolute chaos if a fire broke out that requires a level 3 evacuation. I do not see any direct financial commitment by Sun Communities to address this issue leaving the burden on the taxpayers.
- With the current population growth already being experienced, and the added permanent and
 "migratory" population of 47 North will put medical, hospital, fire, and police/sheriff resources to what
 I believe will be a breaking point. I was unable to find any commitment by Sun Communities to
 address the staffing, facilities, and equipment necessary to support the expected growth.
- Education services were not adequately addressed. This is difficult to assess as to the mix between permanent (manufactured home residents) and migratory (RV) population increase. This will most likely cause disruptions to the current educational facilities and staffing.
- The developer did not, nor should it have to, address the need for significant expansion of retail services as New Suncadia has retained ownership of the proposed retail property. A Suncadia developer representative stated in a Suncadia Annual Meeting that he expected only 10% capacity of RV spots during the "off-season". I suspect it will be difficult to find any retailers willing to invest the significant funds necessary in grocery, gasoline, restaurant, and other service facilities due to the migratory nature of the RV population. Current property owners in Suncadia are still awaiting the "Villages" retail shops promised years ago. There should be no expectation that this will change any investment in these types of facilities.
- Last, but not least, is the change to the small-town climate of the Cle Elum valley. Yes, Suncadia, Tumble Creek, Woods & Steel and Ederra have brought change, but for the most part the resident population has blended well into the community (that's my opinion). The 47 North Development will change that feeling. It might be worth contacting the city government of Granby Colorado to see how the Sun Communities Run RV Resort changed their small-town environment. I think you will find the town has lost its "Jewel of the Rockies" distinction.

• I remained confused as to why the original plan for the Bullfrog flats property has not been implemented. I guess New Suncadia is implementing their exit strategy from Kittitas County. It appeared to be a well thought out initiative. It provided low-income housing (sticks & not upscale mobile homes) where property would be owned not leased. Where owners could invest in the community and owners' future. It retained the vibe of the valley without dropping a load on everyone else.

It is apparent the New Suncadia is executing its exit strategy to leave central Kittitas County. Do not let Sun Communities create an expensive mess. I am sure you are aware their strategy will be to offer a reduction in the number of sites as a compromise which would be a "save face" for the Counsel. Don't let it happen, please!

Regards,

Richard Valore

From: Fred Benson <84y@bellsouth.net>
Sent: Saturday, August 21, 2021 8:50 AM

To: Planning

Subject: 47 Degrees North

Planning Commission of Cle Elum:

We are concerned that the current 47 Degrees North development plan on Bullfrog Road is bad for our community. Manufactured housing and Rv sites will not add value to our beautiful community. There is insufficient infrastructure to handle the transient nature of such a development.

Please consider these comments and concerns as you review tis proposal.

Fred and Lisa Benson 2631 Summit View Road Cle Elum 678-571-0496

From: James Burch <jimburch1969@hotmail.com>

Sent: Saturday, August 21, 2021 8:12 AM

To: Planning

Subject: 47 Degrees North

Let me just start by saying I'm against the development of Bullfrog flats. Once a nice Ruel area will come Urban sprawl. Very thing once loved by longtime residents will no longer be the same ever again. What ever happen to just single-family homes why do we have to turn Upper County into a supper resort destination over and above what Suncadia has already done to the area. The people that will come will really not care about the area but just take and never give back to the community. And on top of that Cle Ridge development that's another plan out of control as well another 900 plus or maybe they will come back and ask to double it just like what is happening now with 47 Degrees North. This is just insane if anything go back to the original development plan listen to our county commissioners and Sheriff's department.

Jim Burch

Third generation Ronald resident

From: Freida Ellison <freidamarie@msn.com>

Sent: Friday, August 20, 2021 4:41 PM

To: Planning

Subject: 47 Degree North Project

City Commissioners,

Please listen to your community and do not approve this development.

I don't believe even the original plan for 1,334 acres should have been approved. Our community looks a lot different now than it did 20 years ago, and we have all seen the impact of heavy growth, even without the development of those acres.

The project modification being presented for your approval is, essentially, packing in as many living arrangements as the original plan, but in about 500 less acres.

The City, fire department, health District and school district will not receive the tax revenue they would otherwise get in the original approved plan because the rate they will pay as a lease holder is less than an individual single family home on property the homeowner owns.

From what I can tell, Sun Communities is relying on Suncadia to build a 75 acre business park. That should not even be a consideration in this process since there is no requirement, or time line, and no written legally defensible commitment for them to do so.

Have you done your grocery shopping in town recently? I prefer to shop locally, but at this point can only reasonably do it on early Wednesday mornings. The tourists start their shopping for their local adventures on Thursday so the checkout lines begin to get lengthy, and the inventory starts disappearing, and finding a parking spot can be difficult. By Friday, multiply those issues by 10. By Saturday the checkout lines, even for the self checkout are 10 to 20 customers long and the chances of them having what you need are about 50/50, IF you can get a parking spot. Forget shopping on Sundays....there is nothing left. Monday and Tuesday are restocking days so you can get a parking spot but what you can buy is limited to how fast the stock people can get it on the shelves. That leaves Wednesdays for the locals, and you better get there early if you want fresh meats, fruits and vegetables.

Let's talk about roads. If the population doubles, which is a very reasonable assumption given the proposed plan, what are the consequences? The proposal does mention infrastructure improvements, but what are the specifics of them? Will they be sufficient over the long term? The weekend traffic on Hwy 903 has gradually increased to the point that trying to turn onto 903 from any side road is a dangerous undertaking.

Will fire and emergency teams be able to respond timely? We are experiencing critical shortages of manpower now with Covid and unprecedented heat waves and fires. Will the increased taxes this project will generate cover the costs of meeting the needs of a community twice the size?

Then there are the schools. As the previous Business Manager for the Cle Elum-Roslyn School District who spent the 12 prior years working for the Snoqualmie School District as their Accounting Supervisor during their explosive growth when The Ridge project was in build phase, I have experienced what happens when a community doubles in size in a short period of time. Cascade Elementary School took 3 years to build and by the time it opened the District had to purchase portables for the site. At that time a portable classroom cost about \$375,000. By the time you did site prep and utility hook up as well as equipment and furniture the cost per portable was close to \$500,000. That was 12 or so

years ago. I expect inflation has pushed costs now to around \$700,000 or more. Snoqualmie had a capital project improvement plan that required developer impact fees but they did not even begin to cover the costs associated with the growth.

There are so many more detrimental community impacts if the application is approved my letter would become a tome, so I just hope that what I have mentioned so far will be part of your consideration when making your decision.

I get that growth is inevitable, but this project is putting the horse before the cart. Growth should be managed for the long term and planned for responsibly.

Thank you for your consideration.

Freida Ellison 702 S A Street Roslyn, WA 98941 (425-829-5340) freidamarie@msn.com

Sent from my Verizon, Samsung Galaxy smartphone Get <u>Outlook for Android</u>

From: Mischi Carter <mischi.carter@gmail.com>

Sent: Friday, August 20, 2021 3:33 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh;

Ruston Weaver

Subject: Re: 47 Degrees North Major Amendment proposal

To: City of Cle Elum – Mayor, City Council members, Planning Department,

I am writing to provide the city with my strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

- It is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property).
- It would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- It is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders.
- It provides no significant benefits to upper valley residents and tax payers, but it will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer.
- It will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property
 rights. The original underlying zoning approval would still allow development of this site, just not as a
 private resort/manufactured home community.

These are serious major impacts that will cost many tens of millions of dollars to correct, if they can even be fully corrected at all. How is the developer proposing to address these serious issues? The developer is not proposing to actually take responsibility to build or expand any road or intersections outside of its own Bullfrog Flats site. But rather is proposing to pay a "% share fee" to the city as mitigation. The problem is the "fee" proposed is only a small percentage of the actual cost of what's needed to expand all the congested roads. And the developer has proposed to pay little, or in some cases even no, "fee" for other needed public facility expansions and/or budget shortfalls for schools, emergency and hospital services, transfer station, etc. to accommodate the doubling of population.

As part of the EIS Cle Elum commissioned fiscal studies on how the project would impact city and upper county public service budgets and how that would compare with the fiscal effects of current approved land use. The studies show that over time the taxes collected from the Sun Communities project will be far less than what would have been collected from the currently approved traditional neighborhood, and collected tax revenue would not nearly be enough to offset either the City's increased cost for services (Police, Fire, Parks, Public Works) or the increased costs for schools, emergency services and other upper county public services. The studies are basically silent on where the rest of the funding will come from, or who exactly will be responsible to actually build or expand public service facilities, but without the developer stepping up we all know the burden will fall on taxpayers. If this project is approved as proposed, it's quite clear the choice facing the upper county will be to suffer congested roadways, overcrowded schools, reduced police and emergency

services, etc., OR, increase taxes to pay for what's needed. Without a doubt, if approved by the city as currently proposed the residents of the county will be subsidizing this project and taxes will go up.

Instead of a residential community of individually owned homes with roots and financial stakes in the City of Cle Elum and the upper county, the Sun Communities project is, and will continue to be, a large private business owned by a publically traded company headquartered in Michigan. Sun Communities will retain ownership and control of all of the underlying land and all decision making on how to operate and manage the community will ultimately be subject to the approval of company headquarters. And, as currently proposed, we the public will be subsidizing this private resort business.

Even though 47 Degrees North would be a small part of Sun Communities total holdings, it would constitute the largest manufactured home community and RV resort in Central Washington. It's likely it would be the largest of its kind outside the southwest, California, Texas and Florida. A reasonable person could see this proposal for what it is, a very large experiment in a new type (for us) of wholly owned corporate resort community that no one in Kittitas County, or Central Washington, has experience with. The success, or failure, of this community, and whether it becomes a positive part of the community or a negative forever, will in large part be up to a huge publically traded corporate entity, or a future owner if they decide to sell, or the venture fails to meet their business objectives at some point. There is no guarantee that the developer the city is dealing with now will be the entity the city will deal with 10 years from now. A reasonable person should be skeptical that a publically traded corporate entity will place the needs and well-being of our community at the top of its list of business goals.

I urge Cle Elum to deny this proposal and retain the current land use on the property.

Respectfully,

Mischi Carter Cle Elum, WA

From: Michelle Crone < CraftyShelly@live.com>

Sent: Friday, August 20, 2021 3:22 PM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; mholtz@cleelum.gov; Steven Harper; Matthew

Lundh; Ruston Weaver

Subject: 47 Degrees North

Good Afternoon,

We are writing to you in opposition to the 47 Degrees North Development.

As it stands right now, We find the developers amended plans to be of great concern. Of the utmost concern is the fact that their development will double our population while putting nearly nothing into the infrastructure both at the development phase and after.

As residents of the Upper County for 23 years, We have seen our traffic and wildfire activity increase substantially. We find it horrifying that should there be a natural disaster we will be unable to evacuate in a timely manner due to a huge increase in population without an increase in roads providing egress routes. Bullfrog Road, SR903, and First Street in Cle Elum are simply unable to handle the weekend traffic we currently have, much less a doubled population. We sat in the traffic on First Street in Cle Elum last weekend while I-90 was shut down eastbound due to the fires near Thorp, and it took us nearly an hour to get from Pennsylvania Ave to Hwy 10. That was only with diverted weekend traffic. It scares us to think of trying to evacuate during a true emergency.

We have read the letters from the Mayor of Roslyn, the Kittitas County Sheriff and our County Commissioners and agree with their assessments wholeheartedly.

While growth is inevitable, it should be managed responsibly, with each new citizen and new home contributing to the tax base in order to provide the level of infrastructure and services needed to keep the community as a whole safe. This development as proposed will provide an incredibly limited tax base, no ownership of the land the homes sit on, a transitory population thru the RV portion who will have no stake in the community, increased crime, and negative impacts on our natural resources, among many other negative impacts.

Lastly, We are truly concerned about Sun Community as a whole, and the problems that have arisen in developments already run by them. A simple Google search shows that allowing this company which has absolutely no stake in our community, to move forward with this project as amended by them will bring nothing but trouble to both our community and those that "purchase homes" within it.

For all these reasons and many others, We urge you to DENY the proposed major amendment to the 47 North Project.

Yours Truly, Richard and Michelle Crone Roslyn Dan Carlson, AICP
Community Development Services Director
Kittitas County
411 N Ruby ST, Suite 2
Ellensburg WA 98926
(509) 933-8244
dan.carlson@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Christine Johnson <ridgecrest6@gmail.com>

Sent: Friday, August 20, 2021 2:55 PM

To: Planning

Subject: 47 Degrees North

This is the wrong kind of development for Cle Elum- it is inviting part time people who do not share the value of the area, will increase traffic and over use our recreational resources.

Christine Johnson

Sent from my iPhone

From: Jay McGowan

Sent: Tuesday, September 7, 2021 8:15 AM **To:** Planning; Meagan Hayes; Greg Dohrn

Subject: FW: 47 Degrees North Major Amendment proposal

----Original Message-----

From: Lisa Inaba saninaba@gmail.com> Sent: Monday, September 6, 2021 8:32 AM To: Jay McGowan <jmcgowan@cleelum.gov>

Subject: Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the - is not in character with the City of Ce Bullfrog flats property. The proposed manufactured home / RV community: Elum or the upper valley (a fundamental requirement of the current zoning for the property), — would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals, — is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders, - provides no significant benefits to upper valley residents and tax payers, but — will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore, - will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business, — Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community. For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully, Lisa Inaba 210 Big Rock Lane Cle Elum 98922

Sent from my iPhone

From: Planning

Sent: Wednesday, September 8, 2021 2:26 PM

To: Meagan Hayes; Kathi Swanson; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz;

Steven Harper; Matthew Lundh; Ruston Weaver

Subject: FW: Major Modification Application and Horse Park Trails Protection

From: Jack Jenson < Jenson_Jack@msn.com>
Sent: Wednesday, September 8, 2021 2:19 PM

To: Planning <planning@cleelum.gov> **Cc:** Sharon Jenson <drsharonj@hotmail.com>

Subject: Major Modification Application and Horse Park Trails Protection

Dear Cle Elum leadership, I am writing to you about two issues of great concern to me as a resident of Cle Elum for many years. The first is about the 47 N. development. I understand that a large number of addendum's have been added to the originally approved plan of many years ago. These are so extensive that I believe it requires a new look at the overall effect of such a huge development on the area. I am concerned that the infrastructure of our small town will be overwhelmed by so many dwellings and such a large increase in population. For success I believe that the proper infrastructure needs to be put in place as part of the project. I am speaking of sewer, garbage, water, utilities and roads. There are also issues of services such as city administration, police and schools. I believe a thorough re-evaluation including financial impacts on existing residents should be done before proceeding with this project.

The second issue I would like to address is a request for you to try to find a way to protect the land that is west of the horse park. I understand that here are 75 acres for sale there. It has been used as part of the horse park for trail riding for many years. We ride there often on our horses and many people use it recreationally in other ways. We used to be able to rent horses there for our guests to take them on a trail ride to show them a little bit of our amazing life here in Cle Elum. I think the western dream is a great draw to this area and largely defines our unique culture. I am asking that you find a way to preserve this land so it can continue to be used by the people of this community as well as our many visitors so that they may enjoy the beauty of what we have here. Thank you very much for considering my thoughts. Sincerely, Sharon Jenson

From: Planning

Sent: Monday, September 13, 2021 7:32 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Beth Williams; Steven

Harper; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: E-mail to be added to our letter RE: WA State Horespark Trail System

From: dawn_fulton@agilent.com <dawn_fulton@agilent.com>

Sent: Friday, September 10, 2021 2:15 PM **To:** Planning cleelum.gov>

Cc: dawn fulton@agilent.com; laurenalexis41@gmail.com

Subject: E-mail to be added to our letter RE: WA State Horespark Trail System

Dear City of CleElum Planning Commission,

Earlier today I dropped off a packet for you to review with our letter regarding our support for the Washington State Horsepark's request to have access to more lands as a part of the proposed revisions to the Future Land Use Map (FLUM) and Official Zoning Map (OZM). Lauren Davis and I, as well as the individuals who have signed the petition, also believe that these lands need to be rezoned and added to the Horsepark's initial land grant so that they can continue their offering of events that draw 30,000 equestrians to the City of Cle Elum each year thus benefitting the local economy.

Please include a printout of this e-mail, which shows the link to the petition that was signed by the individuals listed in the packet, many of whom also included comments. There are 60 pages in the packet I submitted listing the e-mail addresses, names, and states of residence of the individuals who signed the petition at the time that we printed the list out, along with 13 pages of comments submitted by some of the signees. There are more signatures on this petition since we printed the packet as individuals interested in supporting the Horsepark continue to show their support. The link to the petition is as follows: https://www.change.org/save-WSHP-trail-system. The text on the petition is as follows:

Dear Equestrians,

A developer is putting in a bid to purchase the land around the Washington State Horse Park ("WSHP") in Cle Elum, WA. While the Park's 112 acres and most of the cross country tracks will remain intact, the trail system will be gone. We won't have access to this safe, equestrian only trail system anymore. The proposed site plan will be eliminating all of the existing trails in order to install 673 manufactured homes and up to 661 RV sites. You can find extensive information about the development plans including site maps at the City's website www.cityofcleelum.com.

The reason for this petition is to save 75 acres for the trail system and 8 acres around the covered arena/livestock holding pen area for equine use exclusively. There are so few areas left in Washington that are equine exclusive. This land is currently used for events and competitions that draw hundreds of equestrians to Cle Elum each year. These individuals, in turn, support Cle Elum's restaurants, hotels, and other businesses. High caliber events offered at WSHP have brought in many famous equestrians from a wide array of disciplines including former Olympians Karen and David O'Connor. Additionally, recreational equestrians utilize the trails as a safe environment to exercise and train their horses.

To further support this effort, you can write an e-mail the City of Cle Elum at <u>planning@cleelum.gov</u> and referencing the 47 Degrees North Project. More information about this project is available through this link: https://cityofcleelum.com/city-services/administrative-services/proposed-47-north-project/.

Thank you for supporting Washington State Horse Park and Equestrians of Washington!

If you need any more information to connect the documentation that we submitted in our packet with this online petition, please feel free to call or e-mail me. Thank you for your consideration of our letter, and for your consideration of the voices of the many people who signed our online petition in support of the Washington State Horsepark's need for additional lands so that they can continue to offer their services to the community of Cle Elum and the Pacific Northwest.

Omrhszikevhwcs

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Dawn Fulton
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From: Planning

Sent: Monday, September 13, 2021 7:33 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: Stop 47 Degrees North

From: Judy Gates <info@joegates.com>
Sent: Friday, September 10, 2021 2:43 PM

To: Planning <planning@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

| Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh < mlundh@cleelum.gov>

Subject: Stop 47 Degrees North

Dear Council Members:

As a resident at 121 W Lakedale Drive in Ronald, I am writing to urge you to reconsider 47 Degrees North.

We all know that growth and traffic are a challenge in many communities today, and Kittitas County is no expectation. Carefully managed growth can work well, but years of not managing it properly are showing. Deals made with Suncadia, decades ago, have still not come to fruition, for example the community center, yet they continue to build home after home with only a single roundabout to control the added traffic they bring.

As a homebuilder of 33 years, I understand the responsibilities that come with development. From the text I have read, you are allowing 47 Degrees North, with over 600 home sites and 600 RV sites, plus retail...you could be adding 2000 vehicle trips per day on the low end onto Bullfrog road. The road that is already in poor condition, and over traveled. In the counties I have worked in, the infrastructure, including increased trip development is part of the deal. The developer must upgrade that first, as part of the conditions of the plat.

Why is the city not mandating this? While the tax income to the city in property taxes and permit fees is great, you are only adding to the burden in the community. Homes continue to be built at warp speed throughout the area, but especially in Tumble Creek and Suncadia, with no infrastructure improvement that I can find, and I have looked. We are already letting Suncadia off the hook from what I can see, and you are setting up the city, and most importantly, its residents, for disaster.

Please, Stop 47 Degrees North at this time. Come up with a plan for the developer to create proper TRAFFIC infrastructure for all the trip traffic they will add. We can't fix the past council omissions, but that does NOT give us permission to turn a blind eye to decades long problems. You have the power to hold them ACCOUNTABLE for what they are building. Enforce that power.

For the record, I am not against 47 Degrees North, I am against allowing the development without serious and proper planning for traffic issues we already face. We must account for the potential added traffic and hold the developer responsible for making those changes prior to plat development. We must also hold Suncadia to their agreement to build the community center they promised so long ago. Cle Elum and area families deserve that.

Respectfully,



Judy Granlee Gates Joe Gates Construction, Inc 360-697-3284

http://www.joegates.com
http://www.starmarkcabinetry.com

Like us on Facebook

https://www.facebook.com/joegatesconstruction

From: Planning

Sent: Monday, September 13, 2021 7:33 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: thomas uren <tom.uren11@gmail.com>
Sent: Friday, September 10, 2021 3:03 PM
To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is an entirety private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sharon Lawrence

103 N E St

Roslyn WA 98941

From: Planning

Sent: Monday, September 13, 2021 7:33 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North

From: Debbie Landrie <debbielandrie@earthlink.net>

Sent: Friday, September 10, 2021 3:15 PM **To:** Planning cleelum.gov>

Subject: 47 Degrees North

City of Cle Elum – Mayor, City Council members, Planning Department,

Thank you for the opportunity to provide comments on the 47 Degrees North Major Amendment. I am very concerned with this proposal, which would result in a near doubling of the population of Cle Elum/Roslyn/South Cle Elum. The EIS details how this near doubling of population will have huge impacts across the board on Cle Elum and the entire upper county, in almost every way imaginable, and per the EIS this will happen in a seven year period, essentially overnight.

I understand that the Bullfrog Flats area will ultimately be develop

ed into housing and I am not opposed to development. I am, however, opposed to the Development Proposed by Sun Communities. The originally approved Master Plan had flaws, but it represented a more typical neighborhood approach; with fee simple land, individualized stick-built structures, a preclusion from RV's after the build-out and expectations for the use of a local construction workforce and locally supplied materials.

The current proposal creates a burden on existing infrastructure, including fire, police, medical, schools, and city resources. Additionally, the impact it will have on the traffic on Bullfrog road will create hardship to existing residents. As you know, that road is already packed with weekend traffic.

I believe current zoning should be maintained as it allows development of the property without the added burdens that the amendment will create.

For these reasons, I am asking the City to please deny the requested amendment for 47 Degrees North and to retain the formerly approved land use for the property.
Respectfully,
Debbie Landrie
Suncadia Resident

From: Planning

Sent: Monday, September 13, 2021 7:33 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment Proposal

From: Jennifer Basterrechea < jennifer.basterrechea@gmail.com>

Sent: Friday, September 10, 2021 3:19 PM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment Proposal

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

My name is Jennifer Basterrechea and I have lived in Kittitas County for the majority of my life. I believe that the 47 Degrees North project as currently proposed must be denied. The project is not anything like what was originally proposed by the developers of Suncadia resort when it was originally submitted for approval.

There are many issues with this project-

first being that it is completely out of scale with our surrounding communities. It is in fact so large, that it would overrun our small towns and it does not provide adequate mitigation and/or developer fees. Furthermore, it is leased land for the home owners, so it would be significantly less tax revenue for the city of Cle Elum and for Kittitas County. This is not the sort of project anyone envisioned, nor sought out for our area. This project is excessively large and will create an enormous impact on local roads, as well as impacting emergency services, schools, and other services such as health care, libraries, and childcare.

Bullfrog Road and the Cle Elum cemetery roads are both already having major issues with the increased amount of weekend traffic, tourism traffic, and events. Bullfrog Road is frequently the work around for when I-90 is completely congested. We have one roadway in and out of Roslyn and Ronald, and we already have seen increased gridlock, accidents, and traffic congestion; with the 47 Degrees North Project, it will only increase and become worse. What would happen if there were to be a wildfire or other significant emergency where people needed to evacuate? We are destined to become another Paradise, California if unfettered growth such as this proposal are approved. The city of Cle Elum should work with Suncadia to find a developer that meets the needs of our community, respects our history, and will help our residents to become homeowners with deeded land. We do not need a corporation to take from the working class, while the corporation would be gaining the equity in the land, and would be paying a reduced rate of property taxation than if it were owned outright by multiple people in our area.

Suncadia failed itself and our communities when it did not plan for worker housing. The continued growth here requires workers, and yes, the area needs affordable housing, but we do not need leased land housing, where the homeowners never accrue equity and where they are beholden to massive corporations for their monthly rent. This project would not create an adequate property tax base to support the increased demand for county services. The project needs to be reworked and redone. The RV park area is also of a massive scale. This would also have an enormous impact on our towns- we do not have the infrastructure to handle the increased demand on EMS, retail sector, services, and roadways. If any RV area goes in, it should require an additional local tax by the night that would be given to the cities, and county to help mitigate the impacts. The RV park should also be scaled way back, so that it is significantly smaller.

This is not the sort of development that our community needs or wants. It must be redone with deeded land, and the leased land proposal must be denied! Perhaps they could have an area for Habitat for Humanity homes, or for subsidized homes with income thresholds-I don't know the answers, but the city should and must demand a better proposal for our residents, towns, and community. Our area is quickly changing and a project of this scale, could be the end of our small town life that we cherish and have choosen to live. The city council holds our future in its hands, and we respectfully ask for the denial of this major amendment to the Sun Communities proposed development.

Sincerely,

Jennifer Basterrechea

(509)674-6185

jennifer.basterrechea@gmail.com

206 E. Utah Avenue, Roslyn, WA 98941

From: Planning

Sent: Monday, September 13, 2021 7:34 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Dave Swory <dave011272@yahoo.com>
Sent: Friday, September 10, 2021 3:53 PM
To: Planning <planning@cleelum.gov>

Cc: jmcgown@cleelum.gov; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams
 <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh

<mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

10 Sept 2021

TO: City of Cle Elum – Mayor, City Council members, Planning Department

FROM: David R. Swory

90 Meadow Ridge Drive Cle Elum, WA 98922

SUBJECT: 47 Degrees North Major Amendment proposal

ALCON,

Please add this letter to the others, I'm sure you have received, as record of my concern, and disapproval, of the 47 degree North proposal. That being said, I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals.
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded

corporation who's fiduciary duty is to its shareholders,

- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

V/r

David R. Swory

David R. Swory

90 Meadow Ridge Drive

Cle Elum, WA 98922 (509) 308-9015 Dave011272@yahoo.com

From: Planning

Sent: Monday, September 13, 2021 7:34 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Development

----Original Message-----

From: Lauren Shuck

 shuck@inlandnet.com>

Sent: Friday, September 10, 2021 4:03 PM To: Planning <planning@cleelum.gov> Subject: 47 Degrees North Development

The current configuration of the proposed RV park is fundamentally flawed and incompatible with the surrounding land use.

Unlike RV parks in the southeastern region of the U.S.which are designed to provide recreation amenities on site to a largely seasonal senior population, this proposed park would cater to a different user group who would use the park as a base camp to access our trails, waterways, and other amenities.

We simply lack the infrastructure to accommodate an additional burden this would place upon us.

Please consider rejecting this application as submitted.

Lauren Shuck

From: Planning

Sent: Monday, September 13, 2021 7:35 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 North Proposal

From: Ellie Smith <esmith097@gmail.com>
Sent: Friday, September 10, 2021 4:37 PM
To: Planning cplanning@cleelum.gov>

Subject: 47 North Proposal

Hello,

As a full time resident & land owner in Ronald, WA in UKC I DO NOT APPROVE of the 47 North Proposal.

I urge Cle Elum to deny this proposal and retain the current land use on the property for it's existing community.

The traffic, economic, environmental and land use impact is substantial. Suncadia owes more to this city than establishing more neighborhoods. Do not let this happen to your community.

Regards, Ellie

From: Planning

Sent: Monday, September 13, 2021 7:35 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Comments

From: Christina Wollman <christina.wollman@gmail.com>

Sent: Friday, September 10, 2021 4:44 PM To: Planning <planning@cleelum.gov> Subject: 47 Degrees North Comments

Project reviewers,

Overall I feel the same general sentiment about this project as the majority of dissenters and am concerned this is not the right type of development for the Upper County region. I am concerned about the elk that winter in that area and that have been more and more frequently crossing the highway by the school in the winter over the years. I am sad to see the most beautiful fields of wildflowers turn into pavement and structures. But I understand it is private property and development will occur.

I have some concerns about a few things that I haven't seen addressed that are relevant to either project:

- 1. School traffic, school zone, safe highway crossing. Even today there needs to be a flashing school sign on Alliance. Turning onto the highway from Alliance is almost impossible during morning school traffic. Crossing the highway at the school is risky business, but especially so during peak hours. Either project proposed on the Bullfrog site will only make these existing conditions worse.
- 2. Transfer station access. Additional traffic will make the access more difficult than it already is sometimes. A left turn lane would be helpful.
- 3. Land uses along the highway north of the transfer station to the roundabout. This area needs an evaluation to determine if it should be rezoned to a more intensive use. There are better uses for this land than Rural 5 zoning. The Rural 5 zone has very limited uses. This isn't ideal residential land, or campground, or ag uses which are the only uses allowed. It is the noisiest stretch of highway. I live along Shaft Street and sometimes the sound of cars accelerating startles me or wakes me up at night. It is unbelievably loud at the houses that are right along the highway. People just really like making as much noise as possible with their vehicles as they accelerate down the highway. On weekends the traffic is non-stop. There is one parcel along the highway that is conforming, the others are all less than 5 acres. Most of these properties are on Roslyn city water system.

Thank you, Christina Wollman 420 Shaft Street

From: Planning

Sent: Monday, September 13, 2021 7:35 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North

----Original Message-----

From: Douglas Hutchinson <deh1946@gmail.com>

Sent: Friday, September 10, 2021 4:50 PM To: Planning cleelum.gov>

Subject: Re: 47 Degrees North

The size and scope of the proposed project will impose unjustified financial burden on the current residents of Cle Elum and the surrounding communities. Infrastructure costs will be born by current residents who will not benefit from the project. The quality of life for the current residents due to crowding in the community including traffic, at businesses, public events and potentially schools will decline. It's a bad idea.

From: Planning

Sent: Monday, September 13, 2021 7:36 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: I oppose the 47 north development

From: Joanne Lea Hutchinson <jllhutch349@gmail.com>

Sent: Friday, September 10, 2021 5:03 PM **To:** Planning <planning@cleelum.gov> **Subject:** I oppose the 47 north development

The land concerned in this ill thought out venture is a valued resource for recreation and habitat for animals. Our schools cannot handle the increased population nor can the basic city services, including police, fire and health care. The ample supply of water, a most precious absolute is questionably available for this business. The citizens of Cle Elum, of which I am one, do not want to heft the financial burden of this business venture. Our city will surely grow and is growing at a pace that we residents can and will be able to absorb. We do not need this community toxic development. I am 100% opposed to this development and feel it is unjust to burden our small city with the costs and associated problems.

Joanne L. Hutchinson

From: Planning

Sent: Monday, September 13, 2021 7:37 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North

From: Valerie Lindholm <valllindholm@icloud.com>

Sent: Friday, September 10, 2021 9:31 PM **To:** Planning cleelum.gov>

Subject: 47 Degrees North

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community

-Sun	Communities	should al	so be re	esponsible	for all	infrastructure	costs of this	s project,	not
the ta	x payers of th	าe existino	g comm	unity					

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

James and Valerie Lindholm, 241 Hermitage Dr, Cle Elum, WA 98922

Sent from my iPhone

To: Cle Elum City Council

From: Albert A. Rinaldí Jr.





Re: Proposed 47 Degree North Housing Development

Dear Council members:

I am in **STRONG OPPOSITION** to the construction of the 47 degree north housing development.

I originally bought my cabin on Bull Elk Rd in 1987. I later converted it into a home in 1997 and my family and I have lived in Cle Elum ever since. I commuted daily to Seattle until I retired in 2014. The beauty of Cle Elum is it's integrity as a small community. Although I am not against some development in the community, this proposal would decimate our community.

I was not able to attend the August 23rd meeting in person and have read a synopsis in the Tribune of the great opposition to this development. To name a few points, there would be a strain on our roads, fire department, police department, school resources, medical resources, power resources etc. The devaluation of property values would be enormous. What would the impact of Covid 19 mean to our community health. The greater number of people will increase the exposure to Covid 19. What about traffic congestion? How about access to Safeway, our only grocery outlet, and access to the service stations? This development will increase costs to current residents because of necessary expenditures for roads, police, fire, schools, medical facilities,

power and water. How about additional costs to the Department of Transportation? I could go on and on but I am sure you have heard all the objections made by citizens at the August 23rd meeting. Was there any rational person at the meeting who spoke in favor of the development? My family and I hope you will **SOUNDLY DENY** this housing development. It would be a disaster to our community. Thank you.

Albert A. Rinaldi Jr.

To: City of Cle Elum Planning Dept/ 47 Degrees North

From: Angela McPhee Roslyn Resident 3rd St PO Box 559

Thank you for the opportunity to write comments related to the 47 Degrees North project.

I am writing to oppose the current proposed plan. I am concerned for wildlife connectivity since this area is an ungulate calving and rearing area, and wildlife frequently move across this road. There is no proposal for safe connectivity between the properties of Suncadia and this project. In fact, the speed limit on the bull frog road has increased to 50 mph. Which makes it even more dangerous for wildlife as well as those driving vehicles.

I want to reference the letter the WA Fish and Wildlife(DFW) wrote earlier this spring, but the "Hard Copy and Email Comments" from the Draft SEIS have been moved.

https://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/

It is important that if the project were to move forward, which in the current form I hope it does not, that all mitigation items addressed in the DFW be completed. Fences should be minimal as to allow movement for wildlife. The new Cle Elum housing development next to the county transfer station put fence up all along the perimeter, cutting off movement for wildlife.

Open green space is also important. Maintaining as much as green space and trees and plants is key (at least 50% - uniformly spread out - not just in areas that are steep, or close to I90). The new Cle Elum development, referenced above, clear cut the whole area. It wiped out all native plants, trees and animal connectivity. If we are going to continue to build we must do so in a way that is good for all beings and in a way that respects plants and animals. It is important that doesn't happen with this project. Homes should be spaced well apart with plenty of trees and plants saved. The current proposal leaves green space on steep slopes and near I90, this is not most beneficial to wildlife and maintaining optimal green space throughout.

With over 1200 homes and RV sites being built, how does 47 Degrees North account for the impacts it will have to schools, medical facilities, and the police department. What is the mitigation plan for increased traffic, demands on water use, demands on sewer plant?

I thank the city council for carefully considering the decision this project will have on the whole community. My hope is that this project will not be approved as it currently stands.

Angela McPhee

From: Planning

Sent: Thursday, September 9, 2021 9:32 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021

From: Gretchen Chambers <gretchchambers@icloud.com>

Sent: Thursday, September 9, 2021 9:14 AM **To:** Planning cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Notice of Application Proposed Major Modification August 10, 2021

Dear planners, Mayor McGowan, and Councilmembers,

I am writing to register my strong opposition to the amended proposal for the 47 Degrees North development. It is not an amendment, it is a new, expanded plan that threatens to destroy Cle Elum's character and quality of life that our existing residents depend on.

The towns of Cle Elum and Roslyn cannot absorb the impacts of this development and maintain the lifestyle, services and security they afford their citizens. Bullfrog Road cannot carry the traffic that the residents and RV and amusement park visitors would generate. 707 residential units! 627 RV sites! The developers offer little support for sharing infrastructure expenses and openly call for increasing city taxes. We must not be forced to adapt our schools, police services, and fire, emergency and medical services for what is essentially essentially a huge tourist resort.

Roslyn and Cle Elum cannot take more residents who are not vested in our community. The proposed, landless manufactured units do not qualify as low income housing. We need to provide housing for the people who want to live and work here! Do not accommodate more transient people at the expense of our rural homes, lifestyle and community!

WE MUST NOT LET SO MUCH OF OUR LAND AND RESOURCES BE CONTROLLED BY OUT-OF-STATE INVESTORS WHO EXPLOIT AND EXHAUST OUR RURAL CHARACTER AND NATURAL ENVIRONMENT.

I urgently request that the City deny the proposed major amendment.

Sincerely,

Gretchen Chambers (I live at 3200 Emerick Road)

Gretchbill@msn.com

PO Box 571 Cle Elum, WA 98922

Sent from my iPhone

From: Planning

Sent: Tuesday, September 7, 2021 8:00 AM

To: Meagan Hayes; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matt Fluegge; Ruston Weaver; Kathi Swanson

Subject: FW: 47degrees North

----Original Message-----

From: Twila Moss <tdemenezes@msn.com> Sent: Saturday, September 4, 2021 9:30 AM To: Planning <planning@cleelum.gov>

Subject: 47degrees North

We are opposed for the same reasons as everyone else to moving forward with this project. The city is ill prepared for such a project re infrastructure, the traffic which is already bad will become worse, we don't have a grocery store that can handle the locals plus the influx on weekends let alone all the people you'd be adding to the mix. Along that the development is destined to become a slum by the nature of it. If you want growth do the responsible thing and properly plan for it. From all the issues lately it seems as if the bottom line has become more important than the community/people who reside here.

Lloyd and Twila Moss

Sent from my iPhone

From: Planning

Sent: Tuesday, September 7, 2021 7:59 AM

To: Meagan Hayes; John Glondo; Ken Ratliff; Mickey Holz; Steven Harper; Matthew Lundh; Ruston

Weaver; Kathi Swanson

Subject: FW: Concerns over 47 degrees north

From: Brad Helgeson < helgeson 2009@gmail.com>

Sent: Monday, September 6, 2021 8:38 AM

To: Planning <planning@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; bwilliams@cleel

Subject: Concerns over 47 degrees north

Mayor McGowan and Planning Department,

I am writing this email on a personal level, but have worked for the City of Cle Elum for the last 8 years as a police officer for this community.

The more I see and hear about the 47 degrees north proposal, the more I am concerned that this is the WRONG plan for this community and something that our infrastructure is NOT READY to support.

I moved here to enjoy the small town Cle Elum that we all love and I know that more and more people are moving here to enjoy the same thing, but this proposal is a drastic change from what Cle Elum represents and I do not believe benefits the city or residents of Kittitas County in any way. Let's look at ways to use this land that fits in with keeping the small community feeling while growing to the ever changing world, and something that will not, in my opinion, become a dilapidated problem in the future.

On a job related level, we are not properly staffed or prepared to take on the potential doubling of call volume and resources that this development will require and the Sun Communities proposal does little to offset this drastic change in what will be required of this small department.

Thank you from a concerned citizen, Brad Helgeson helgeson2009@gmail.com

From: Planning

Sent: Tuesday, September 7, 2021 7:58 AM

To: Meagan Hayes; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; Kathi Swanson

Subject: FW: 47 degrees north

----Original Message-----

From: Gina Galbawy <galbawy@yahoo.com> Sent: Monday, September 6, 2021 8:32 AM To: Planning <planning@cleelum.gov>

Subject: 47 degrees north

STOP 47 degrees north!! don't screw your constituents!!!!

Sent from my iPhone

City of CleElum

Dear Mayor and City Counsel

My name is Gregg Hires and I reside at 433 Dakota Heights Dr. I have been residing here three and a half years. I enjoy this community and know that the leadership of this city has made a lot of great decisions for the place to be what it is currently. Thank you and those who have gone before!

Authority and Responsibility must be coupled for our form of government to work. Regretfully there are many citizens who no longer trust elected officials. I have come to know that many in power no longer decide what to do based on the rightness of the thing being decided but what gathers power to themselves. Thus we live with rampant corruption and great mistrust.

I have read the thoughtful letters of agencies who speak with unity that 47degrees North proposal is a bad decision. Many adverse impacts will be experienced. This amendment is way different from the original. There are ample grounds to break off all negations completely and be troubled no longer. I also believe you have a great majority to empower you to act with authority.

Please use v	our authority	v responsibly	! Vote to re	ject this proposal.
i icase ase i	your authority		. VOLC LOIC	icci tilis proposali

Thank you,

Gregg Hires

From: Planning

Sent:Tuesday, August 31, 2021 8:13 AMTo:Meagan Hayes; Kathi SwansonSubject:FW: I'm opposed to 47 degrees

From: Liz Lasater < liz.lasater@icloud.com>
Sent: Monday, August 30, 2021 9:30 PM
To: Planning < planning@cleelum.gov>
Subject: I'm opposed to 47 degrees

I am deeply concerned about the 47 degrees planned community, including a cemetery, mobile homes and roads. Bullfrog Road is busy enough without the addition of your proposed planned community. There isn't enough support from police and fire agencies, plus the additional risk of having confined dwellings and a transient community of RVs. This is a bad idea. Taxes will go up, services will go down and the charm of this community will be lost. You are going to disrupt the wildlife and you don't have enough fire support. The road is too small, you don't have a large enough first responder core or medical facilities.

I am completely opposed to this. Tiny houses, yurts, graveyards and putt putt golf belong in a resort town and not a residential community.

Thanks,

Liz Lasater
Red Arrow Logistics
Work 425-747-7914
www.redarrowlogistics.com

From: Planning

Sent: Tuesday, August 31, 2021 8:13 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: proposed development 47 North project

From: Bernice Schick <jbk51691@aol.com>
Sent: Monday, August 30, 2021 8:50 PM
To: Planning <planning@cleelum.gov>

Subject: proposed development 47 North project

I am all for development but not where this Proposed 47 Degrees North project is planned to be built.

It couldn't be in a worse location. As you can see the impact Suncadia has had on the community both good/bad. Add this new development that is larger and the area will implode on itself.

The infrastructure in that area cannot handle the development. The area home prices will go down whenever you create a RV park or similar type housing.

Why not locate this development on the East end of town where it wont impact the area as much and it will revitalize the other end of Cle Elum that needs to be revitalized.

Looking at the Environmental impact this development will create it will be detrimental to the area. One reason people love this area is the wildlife. If you allow this project to happen you will lose all the wildlife. They use that area to migrate and you will cause them to change their migration pattern and that could cause more problems as they navigate an already busy area with traffic not to mention I-90.

As a horse owner and user of the Equestrian park, it will ruin that space as well with the additional noise and people using the park for their own personal benefits and not for what the park was intended for. Unless you put up a large fence you cant keep people out from a space they live right next to.

So many reasons to not approve this development. Cle Elum is loved for what it is now. Its the perfect size and doesnt need to get any larger.

We already have problems with not having enough places to shop for groceries ie Safeway being way too small.

People are attracted to this area because of its wildlife, quality of life, outdoor activities and rural character and not attracted because of a mega RV park, all the various styles of housing this development will provide for part time owners.

The traffic on weekends is insane due to the part time owners of Suncadia and all the people that love to enjoy the outdoors. Add this development and it will become a nightmare and will take years and years to development and in the process aggravate everyone that lives here.



From: Sent: To: Subject:	Planning Tuesday, August 31, 2021 8:47 AM Meagan Hayes; Kathi Swanson; Greg Dohrn FW: Please Cease and Desist							
Sent: Thursday	ater <goldsmith6@yahoo.com> y, August 26, 2021 12:41 PM</goldsmith6@yahoo.com>							
•	<pre>cplanning@cleelum.gov> se Cease and Desist</pre>							
industrial. Reli Please Cease a sell in retiremo sake of justifyi	I purchased this proper igiously payed property taxes. Now you want to ST and Desist in you THEFT unless you are willing to ment). This is my view on your actions that this is doing your pay checks and nothing more. INLEY G. SLATER	EAL my accrued value by reneet my price for said parce	edesignating my property. I (as it was always my plan to					

From: Planning

Sent: Monday, September 13, 2021 7:31 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 47 Degrees North Project

From: Steven Cook <s.cook.mail@gmail.com>
Sent: Friday, September 10, 2021 2:14 AM
To: Planning <planning@cleelum.gov>
Subject: 47 Degrees North Project

To Whom It May Concern:

I write to oppose Sun Communities' proposed changes to the 47 Degrees North Project and urge the City of Cle Elum to reject the pending Major Modification Application.

To be transparent, I am generally concerned about the development of that land, even under the plans put forth in 2002. Especially when the construction above Columbia Avenue is taken into consideration as well, I am concerned about the strain such development will put on services and infrastructure in Cle Elum and Roslyn. The City's own report on traffic impacts indicates that there currently are no plans for significant road improvements and outlines the negative impacts even the 2002 development plans will have on area traffic. The same report indicates that the changes currently proposed will only exacerbate these problems, in part because of the proposed RV park. Rather than creating the multiple entry points envisioned in the original plan, the proposed changes have a single entry for the residential area and a single entry to the RV park, creating chokepoints at those points and inhibiting traffic flow.

Additionally, while the documents, both those produced by the applicants and those produced by the City, claim that the proposal keeps the same number of residential plots and only reapportions them, it seems a disingenuously generous usage of the word to consider plots in the proposed RV park residential. Whether camping or "glamping", these spaces are generally for tourists; they're not for permanent City residents. It seems to me, as evidenced by the summer now coming to a close, that we already have ample options for such things and should be concentrating on development that builds the community more permanently.

Along similar lines, it appears that Sun Communities, under any proposal, is planning to act as a sort of middleman between the City and residents--even true residents--of the development. In this way, it appears to be a similar model to Suncadia; the word "resort" is used often in reference to the proposed development. As occurs with Suncadia, this will create a buffer of sorts against full integration into the community and encourage growth in those for whom the local property is a second home. When considering the existing properties of Suncadia, Tumble Creek and the development above Columbia Avenue referenced previously, it seems we--again--already have ample options in this vein. We should not want Cle Elum-Roslyn to become a resort town. Tourism is great and can be a boon to a local economy; however, Barcelona and many other cities around the world demonstrate the negative impact tourism can have on local residents-including pricing them out of housing--when not checked.

Relatedly, a commitment of 50 plots--out of more than a thousand--for affordable housing seems a paltry number. Moreover, the "resort" model referenced above also calls into question what property residents will actually own under Sun Communities' plans. Residents must have the ability not only to own the house, but also the land on which it sits. The land is what will retain value most and provide some wealth-building opportunity.

For these reasons, I oppose the modified 47 Degrees North proposal and urge the City to reject the application.

Sincerely, Steven E. Cook Cle Elum Resident

E: s.cook.mail@gmail.com

T: +1-740-629-4089

From: Planning

Sent: Monday, September 13, 2021 11:26 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: Opposition, and related concerns, to 47 Degrees North proposal for development

----Original Message-----

From: Jason Dougherty < jdougherty@bigdoortinys.com>

Sent: Friday, September 10, 2021 3:32 PM To: Planning cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; kkratliff@cleelum.gov; Beth Williams

Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: Opposition, and related concerns, to 47 Degrees North proposal for development

Dear City of Cle Elum, Mayor, and Council Members,

My name is Jason Dougherty and I live with my wife and children on Emerick Road in Cle Elum. We have called Cle Elum our home for about 5 years and we are some of the few transplants these days that bought an existing home from the 80s rather than land to build a new home. I have noticed the development of the city of Cle Elum and surrounding areas, particularly in the last 2 years and it appears to be well thought out and paced growth for the most part. I oppose the 47 Degrees North development project for many reasons, not withstanding that the development proposal of a transient community with a huge RV park and mobile homes is not in the character of the city and would likely dimension the already booming tourism in the city. I'd like to express my objection to approving their application for building this transient community and articulate some of my concerns that should be addressed thoroughly before an application of this sort is approved by the county or city.

1. Infrastructure

I did not see anywhere in the proposal the investment by this developer in building streets, roundabouts, pedestrian walkways, etc.. outside of its land. If my calculations are correct, and I believe conservative, there will be at any given time at least 1500-2000 mostly transient visitors to this development. This is a doubling of the population of the city of Cle Elum. In addition this would likely mean an additional 600-800 cars on the roads driven mostly by individuals with no personal attachment to the city (They won't live in this RV/Trailer park). We have found on the weekends, when most vacations come to town, that there are more careless drivers and traffic is already stretching the road system.

Food/Restaurants/etc... The other infrastructure that does not exist to support a doubling in town size are the local shops. Many are already at capacity and overloaded on the weekends. Our grocery stores often run out of food items part way through the weekend and aren't caught up on stock until Tuesday or Wed. Where exactly are these additional people going to get their food and eat.

2. Attachment and respect for the city and county the development is in by the people who use the community

The plan submitted by the developer, and the formula is consistent with their other hundreds of projects, is to have mostly transient populations in their parks. Mostly this comes in the form of an onsite RV park and 'Rent to Own'

mobile homes or glamping. Rent to Own homes are clever slight of hand to try and call the homes 'owned' by permanent residents when in fact they are rental houses. Data shows Rent to Own arrangements have high turn over of 'owners' because the individuals who sign these contracts usually have low credit ratings and cannot qualify to purchase a home or have the money to own a home and many eventually fail to own the home and just end up with an expense rental house and are a transient renter in the neighborhood.

We have already experienced on many occasions that visitors to our town have a different level of respect for the environment and the city than do folks who liver here. This comes in the form of how they drive through town, attitudes toward other people they meet, etc... In general when we have a large number of transient visitors there is a palpable difference in the feel of Cle Elum and the welcoming nature of it. 47 Degrees North will increase this effect by an order of magnitude.

3. Safety of pedestrians and car traffic

Our children go to the Cle Elum Roslyn Elementary School. The plans as submitted by the developer has the main entrance/exit to the development about a block away from the elementary. Having an additional several hundred automobiles with maybe 800 trips a day exiting the park is of great concern to me given the proximity of the entrance to the school and the previously mentioned lack of consideration for the area I have noted in the transient population that visited Cle Elum. I have concerns about the safety of our kids or others who use the road and who may use the trail to get between the school and town.

I have not seen any plan by the developer to de-conflict pedestrian traffic with cars or how they plan to de-conflict the substantial traffic they plan to add to the road with the other traffic that is already using the road.

4. Environmental Impact

I was unable to find the environmental impact statement that was performed by an 'independent 3rd party'. I looked through the catalog of communities across the country this development company has built and with few exceptions it appears the developer starts from a completely clean slate of land... meaning they will strip the land bare and start from scratch. This is obviously extremely damaging to the environment and will result in changing the feel of Cle Elum from a forest/mountain community to one that is a large strip-mall town.

Water use should also be considered carefully and coordinated with the state department of ecology to thoroughly assess the ability of the area to support the large magnitude of temporary residents and their likely lack of consideration for the limited water resource here. 1000 sites for RVs and mobile homes obviously will greatly tax the water system and may effectively result in a very reduced level in the aquifer.

5. Does Not Fit the Character of Cle Elum

I have looked through the catalog of Sun Communities across their portfolio and have noted one overwhelming feature... The design of their communities would negatively affect the character of Cle Elum. The development formula Sun Communities uses is out of place here and will diminish everyone else's enjoyment of Cle Elum and will likely reduce the booming tourist community we have that comes back year after year to enjoy the quaint small town feel and local geography and services.. All one would need to do is drive from Cle Elum to Roslyn and there will be a clear eye sore behind the water treatment plant and elementary school with a large amount of traffic coming from the development onto the highway near the school. It makes me sad to think our town could have the feel of a strip mall with the successful petitioning for 47 Degrees North's permit request.

In the limited time I had to prepare this letter I have I'm sure left many issues that are quite important to me. These are just the few that immediately came to mind. I appreciate your time and look forward to directly rebutting the development proposal in a public hearing so my voice as a resident is heard and taken in directly by the development company.

Thanks, Jason Dougherty 1272 Emerick Road Cle Elum, WA 98922

idougherty@bigdoortinys.com <mailto:idougherty@bigdoortinys.com>

206-578-2696

https://docs.google.com/uc?export=download&id=1HPuOrJTg6uFjJNMITN72JnIPtnRZpIg1&revid=0B696m-s104TFSWgrMW1KbnZrL2Q5bElSa3FOaFVVWHNBWnRVPQ
Jason Dougherty

jdougherty@bigdoortinys.com <mailto:jdougherty@bigdoortinys.com>

206-578-2696

https://docs.google.com/uc?export=download&id=1HPuOrJTg6uFjJNMITN72JnIPtnRZpIg1&revid=0B696m-s104TFSWgrMW1KbnZrL2Q5bElSa3FOaFVVWHNBWnRVPQ>

From: Planning

Sent: Friday, September 3, 2021 2:07 PM

To: Meagan Hayes **Subject:** FW: 47 Degrees North

From: Tara Eubanks <tshep78@hotmail.com>
Sent: Friday, September 3, 2021 1:52 PM
To: Planning cplanning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer. Thus, it will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services, which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tara and Jeremy Eubanks

9 Farmhouse Way, Cle Elum, WA

From: Travis Fulton <fulton.msu@gmail.com>
Sent: Tuesday, September 7, 2021 12:01 PM

To: greggdohrn@comcast.net; Virgil Amick; Meagan Hayes

Subject: Oppose 47 Degree North project

Follow Up Flag: Follow up **Flag Status:** Flagged

Gregg, Virgil, Meagan,

I am writing to you to voice my opinion that the 47 Degree north project is not the right project for this community.

At a high level these are my main points,

- 1. Traffic and I90, will require major modifications to support this project, and should be considered an executed in advance of the development of this area.
- 2. Low income housing is good for this area and needed, but anything less than land ownership for these lots for individual owners should not be acceptable. Real estate, and land ownership in the USA is core to generational financial wealth building. Having a private equity company holding its thumb over this low income property community will set this community up for disaster.
- 3. RV camping spots are not what you want in the middle of the city, suggest putting this on the out skirts of town, and designing a traffic system that could support RV's at large scale going in and out of the development.

Thank you for your consideration and you involvement in our community, Cle Elum and surrounding area have a lot of growth coming, and your leadership today will be impactful for decades to come.

--

Travis Fulton



City of Cle Elum - Department of Planning. 8 Mayor,

The Sun Communities 47° North proposal, for the Bullfrog Flats property is a drawback to our city & community for a multitude of reasons. This proposed manufactured home / RV Community.

- is not in Character with the city of Cle Flum.
- Community, NOT an extention of the city's current existing neighborhoods (as required by
- is a private business owned by a large,
- mot a neighborhood).

 Will increase upper County's traffic Congestion

out of State. Publically traded corporation. (again,

Will require public expenditures & increase Upper County taxes to pay for, essentially a subsity for a private business.

& gridlock conditions extensively.

and Retain the current approved Land use for the property.

- Jayde Holbert

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension
 of city neighborhoods as originally envisioned/required by city zoning and current
 approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Kristin K. Nutt		08/25/21
Name		
	100 E	
1101 Stone Ridge Drive		
Street address		
Cle Elum		
City		



Attn: City of Cle Elum Planning Commission

RE: Landsfor WA State Horsepark
47 Degrees North Project

September 10, 2021



Dear Cle Elum Planning Commission,

As supporters of the Washington State HorsePark, we are asking that you honor the HorsePark's request for use of the Open Space land for the Event Course, use of the adjacent 75-acre parcel for a Trail System, and use of the adjacent 8 -acre parcel as a buffer between the horse arenas and the future home development site. In addition, we are asking that all of these spaces be exclusively for equestrian use only for the safety of all.

Kittitas County has a long and rich history of drawing people from throughout the State of Washington and from adjacent states who are interested in participating in equine events. This includes the Ellensburg Rodeo that started in 1923 and continues through to today. The Kittitas county fair and Ellensburg Rodeo bring 65,000 people a year to Ellensburg. Likewise, we have found out that the Washington State HorsePark draws 30,000 people a year to the City of Cle Elum. These are local resources with a statewide impact.

The individuals that come to the HorsePark frequent the restaurants, hotels, and businesses of Cle Elum bringing money to the city without requiring additional services like schools, police, and fire professionals. To do anything that would limit the ability of the HorsePark to continue to draw these individuals who bolster the economy of Cle Elum would be detrimental to Cle Elum's economy.

Currently what makes the space used by the Washington State HorsePark so special is the combination of the arena facilities, paired with the Eventing Course, and the Trail System. These additional lands have made the Washington State HorsePark a Pacific Northwest destination for equestrians who Event, compete in Competitive Trail Sports, and train their young horses to trail ride in the safe equestrian-only Trail System. Without the additional lands requested by the HorsePark being added to their initial 112-acre land grant, they would have to revert to being more or less just a fairground and a large percentage of the people who come from out of town for their activities would no longer have a reason to do so. Losing access to the additional lands would do irreparable damage to the services and events currently offered by the HorsePark which would greatly diminish the positive financial impact that it's attendees would have on the Cle Elum economy.

Rather than "kill the goose that is laying the golden eggs", we are asking that you re-zone the space adjacent to the HorsePark that has been requested by the HorsePark for their use as equine usage parkland only so that they can continue to offer their complete assortment of events to the equine community. This is the only way to guarantee that the 30,000 people they draw each year continue to come back to Cle Elum and spend money in the city.

We reached out to the equine community with an online petition through www.change.org and had 2,774 people respond in support of the Horsepark's request. These people are individuals who have traveled from all over the states of Washington, Oregon, and other adjacent states to attend the Horsepark's events in the past and use their trail system. We are including the list of their names and the comments that they made on the petition with this letter. We request that the signers to the petition be added as parties of record.

Once again, we respectfully ask that you grant the Washington State Horsepark the protected, equestrian-only use of the lands that they have requested so they can continue to offer their services for the greater good of the Pacific Northwest equine community and for the continued benefit of the economy of the city of Cle Elum.

Sincerely,

Dawn Fulton

Lauren Davis

Lauren Davis

Dawn Fulton 531 Meadow View Or. Ellensburg, WA 98926 509-899-5124

Lauren Davis 116A 20th Ave, Seattle, WA 98112 618-980-9854

Name	City	State	Postal Code	Commented Date	Comment
Sherry Dahlquist	Arlington	WA	98223	8/26/2021	"A great equine facility."
Sage Hollins	Acme	WA	98220	8/26/2021	"Save the trail at the horse park! There is no other place like this in WA. State!
Jage Hollins	Acine				Don't give it up!"
Kimberly Jellison	Ellensburg	WA	98926	8/26/2021	"We love using riding on the trails at the horse park."
Rebecca Kammeyer	Renton		98055	8/26/2021	"The horse park is a beautiful and safe area to enjoy trail riding!"
Amy Schuldt	Renton	WA	98055	8/26/2021	"It is so crucial that keep natural areas for recreation."
					"We need safe spaces to ride around the state. The horse industry is one of the
Shonnessy Gilmore	Auburn	WA	98002	8/26/2021	strongest in the nation, supports countless small businesses, and should be
Shormessy diminore	Aubuili	IVVA	36002	0/20/2021	supported, rather than hindered. We should work towards more equestrian
					spaces, not less."
jenine guariglia	Yelm	WA	89031	8/26/2021	"I'm a trail rider in Washington state"
Deanne White	Carbonado	WA	98323	8/26/2021	"If we don't stop this they will continue to push the equestrian community off of
Dearnie Winte	Carbonado	VVA	96323	0/20/2021	all the trails."
Melinda Sito	Auburn	WA	98002	8/26/2021	"We need to keep the trails open!! It's mentally healthy for people to enjoy
INCINICA SILO					nature."
April Gihring	Enumclaw	WA	98022	8/26/2021	"I own horses and ride as well as have family in cle elum with horses"
		WA		8/26/2021	"We love riding the well maintained trails are the Washington State Horse Park,
Ilene Roberts	Tacoma				please, please, PLEASE keep the area available for us. There is so much wildlife
					and beauty that will be destroyed!!"
Olinda Browne	Kirkland	WA	98033	8/26/2021	"The trails are a vital part of for equestrian community!"
Kirstie Phelps	Redmond	WA	98052	8/26/2021	"Leave some of the wilds. Dont need to develop every inch of Washington"
Andy Johnson	Tacoma	WA	98404	8/26/2021	"Plenty of other land in the area to develop. Please live this area alone."
					"I have been to wa state horse park twice in the last year, once for pleasure riding
michelle Eames	Spokane	WA	99224	8/26/2021	and once for recreational camping. The trails are a huge component of this gem,
Initialie Lames	Эрокапе	1			and the trails should be supported and maintained. Existence of this large park
					will continue to draw people to cle elum."
Amandq casper	coeur d alene	ID	83815	8/26/2021	"The horse park is very important to all ages. Please don't take this away!"
		WA			"We use the Horse Park for a large equine event every year. We love it!! Our
S. Clogston	Woodinville		98072-9581	8/26/2021	competitors stay for a week just to enjoy all the park has to offer. Please stop this
					development from happening."
Lisa Morse	Colton	WA	99113	8/26/2021	"I love having a park in our state to bring my horses to."

					"I am signing this petition in hopes of saving yet another equine facility
Laura Dennis	Seattle	WA	98198	8/26/2021	disappearing to developing. Please consider the long term positive effects
					keeping our equine facility available to our youth can make."
Jordan Caple	Tacoma	WA	98446	8/26/2021	"The horse park needs to stay. Stop developing Washington!!!"
Laura Sapieszko	Hobart	WA	98025	8/26/2021	"we need our trails"
Sarah Piestrup	Leavenworth	WA	98826	8/26/2021	"Open space is not optional"
Jane Ullman	Maple Valley	WA	98038	8/26/2021	"Far too many developers taking the sacre d land that should be held for equestrians! There are very few trails left except up in the mountains which most riders are not experienced in using and can be super dangerous!!!"
Merideth Dennis	Roy	WA	98580	8/26/2021	"I am an avid horse lover, and we need a safe place to ride."
Robin Vachter	Newberg	OR	97132	8/26/2021	"Robin Vachter Save the trails !!"
Kyle Patterson	Seattle	WA	98188	8/26/2021	"I'm a horse owner and believe the trails should be preserved for other horse owners."
Jenny LaFrenier	Olympia	WA	98506	8/26/2021	"This is the only place I feel safe trail riding. Please leave it alone."
John Myers				8/26/2021	"Cle Elum does not need more development, especially a vacation spot while locals are struggling to find places to live"
Raymond Sutherland	Port angeles	WA	98363	8/26/2021	"It is necessary to preserve open space as well as access and egress"
Jessica Howard	medical lake	WA	99022	8/26/2021	"Horses are what keeps people sane and if you take more parks away to bulid something nobody wants in the first place is not okay. There is not enough mental health help and thats why we turn to horses for our therapy."
Angela Patterson	Port Ludlow	WA	98365	8/26/2021	"I'm signing because we, as equestrians, are losing venues for use to ride our horses."
Juline Dual	Vancouver	WA	98661	8/26/2021	"I rode trails in Washington and want to continue to do so"
Toni Hoover	Marysville	WA	98271	8/26/2021	"We need safe places to ride our horses. So much land is being filled with development."
Megan Mcglothern	Bonney Lake	WA	98391	8/26/2021	"I'm signing because I want to support the beautiful trail system"
kimberly Dailey	Lake stevens	WA	98258	8/26/2021	"Kimberly Dailey"
Patricia O'Rourke MD	Spokane	WA	99218	8/26/2021	"We need equestrian facilities in Washington state!"
Tara Dowd	Spokane	WA	99206	8/26/2021	"We need wild places and open spaces not only for human use but also because the Earth is begging us to do the right thing."
Paula hatcher	malaga	WA	98828	8/26/2021	"We need safe places to ride and have fun this is an awesome amazing place"

Brenda Crist	Seattle	WA	98155	8/26/2021	"I don't want this to happen"
Kendra Strahm	Easton	WA	98925	8/26/2021	"There are very few places left for people to enjoy safely. Taking away another one would be tragic and uncaring"
Dana Jones	Grandview	WA	98930	8/26/2021	"We shouldn't be forced out of more trails."
Anne Ward	Issaquah	WA	98027	8/26/2021	"Open space for riding and recreation is one of the main attractions to cle elum and brings major revenue to the local economy. Destroying equestrian trails will harm the local economy in addition to removing a source of joy for thousands of Washingtonians."
Holly Zukowski	Lake Stevens	WA	98258	8/26/2021	"The trails are an integral part of the horsepark and one of the reasons people come there. Please do not sell to developers!"
Julie Schram	Hamilton	MT	59840	8/26/2021	"we need the trails open to all Equine!"
Jamie Wyatt	Federal Way	WA	98003	8/26/2021	"I have plenty of family and friends who ride horseback who love this and want to save it."
Whitney Spicher	Snohomish	WA	98290	8/26/2021	"I love having this park to ride at and enjoy! We haul over from western Washington regularly to utilize all of the park, from xc to the arenas, to the trails."
Jackie Williams	Enumclaw	WA	98022	8/26/2021	"We need to keep this open space and not develop land that is central to all equestrians. This land is beautiful and needs to be more than housing developments."
Kawai Nahoopii	Sedro-Woolley	WA	98284	8/26/2021	"I love the park and id love to see it stay the same"
Arlie Ireland	Tacoma	WA		8/26/2021	"too much land is being taken away for housing and not enough available for horse use. Putting a housing development next to a horse facility will cause trouble"
DeAnne Moore	Eatonville	WA	98328	8/26/2021	"I am signing because as a lifelong trail rider there are far too many places being taken away from us."
Patty Tohidi	Woodbury	NJ	8096	8/26/2021	"Let it beno building up let be natural"
Karen Boothe	Vancouver		98685	8/26/2021	"We need places to ride."
Dynae Ingle	Snohomish	WA	98290	8/26/2021	"I own horses and live with in 2 miles of the trail head"
Rosemarie Prouty	Mundelein	IL	60060	8/26/2021	"Rosemarie Prouty"
Dani Gamble	Cle Elum	WA	98922	8/26/2021	"This development will not help our community. It will attract people that do not improve our society, but take away from it."
kate Braunstein	cashmere	WA	98815-9456	8/26/2021	"We need green , safe space for horse and rider ."
Johnathon Quimby	Hoquiam	WA		8/26/2021	"Kids and family need a place to safely ride. People can find other land that does not impact family's, in order to build."

			Т		
Brenna Carr	Ferndale	WA	98248	8/26/2021	"Pavement is forever. Don't destroy the area and the horse park with a bunch of trailers. What a horrible thing to do. Black Diamond is already suffering what is proposed here, please stop the madness and leave the trail system."
Lori Van Zuyen	Richland	WA	99352	8/26/2021	"Lori Van Zuyen"
Shannon ternes	Hermiston	OR	97838	8/26/2021	"We need safe places to ride our horses."
marcie diamond	Harrah	WA	98933	8/26/2021	"We live to ride there."
Marika Saarinen	Seattle	WA	98115	8/26/2021	"Open spaces are important for humans and animals."
Ruth Cammack	Moses Lake	WA	98837	8/26/2021	"We need to keep the trails open!"
Vivian Goldbloom	Seattle	WA	98116	8/27/2021	"This is not acceptable. Leave the trail as it is."
Connie Starr	Cle Elum	WA	\\8922	8/27/2021	"These trails are near and dear to me."
Barbara Becker	Oak Harbor	WA	98277	8/27/2021	"Barbara Iman"
Raylene Collier	Salem	OR	97310	8/27/2021	"We need more space for our horses and less for condos and shopping malls."
Kathleen Arnold	Snohomish	WA	98290	8/27/2021	"This area should not have more development of open land. We are hard put to find enough water and resources for the people and wildlife that live here already. Keep our open lands OPEN."
Tedra Brown	Snohomish	WA	98290	8/27/2021	"Too much development."
Peggy Smith	lone	WA	99139	8/27/2021	"This land needs preserved."
melissa garver	Yakima	WA	98908	8/27/2021	"This facility/venue helps bring mo money to a small community. It also allows equestrians to camp, train and enjoy their horses. The facility is wonderful for new comers with little experience up to the professionals to learn, teach and grow with horse husbandry. Gets the kids learning about chores, responsibilities, lessons and rewards of taking care of an animal. We need to keep and support the Washington State Horse Park"
NA	Monroe	WA	98272	8/27/2021	"We desperately need trails like this!"
Ali Rainwater	Jacksonville	OR	97530	8/27/2021	"I recently spent time at this beautiful facility. It was a sanctuary of a space to enjoy people and horses. It was well run and clean and needs to stay open for people to enjoy. Whether an equestrian or not all were welcome."
Monica Renning	Everett	WA	98204	8/27/2021	"It would be a tragedy to lose the trail system at the horse park, that is the first thing I ever did there, and that's part of what makes it an all inclusive horse park."
sue smith	Terrebonne	OR	97760	8/27/2021	"Save outrage trails all over our country!!"
Amanda Hermansen		WA	98570	8/27/2021	"We need to preserve our equestrian recreation facilities! Don't sell out!"

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Makennah Eyerly	Roslyn	WA	98941	8/27/2021	"I'm signing this because this went from a small down to now everyone wanting to come in and ruin our town because theirs got to big or they want to live with the history but don't realize they are ruining the history and beauty"
Elizabeth Dunlap	Stanwood	WA	98292	8/27/2021	"it is important for Washington equestrians to have safe maintained location to be able ride with their horses outdoors."
Marie schofield	Lyle	WA	98635	8/27/2021	"Developers do not care about a community. They just want the money up front & what is lost is of no concern to them."
Tara Hogan	Gig Harbor		98335	8/27/2021	"I ride At the Wa state horse park and it is truly a sanctuary for all equestrian disciplines. It would be a shame for it to be messed with."
JUDY MALONEY	Kent	WA	98042	8/27/2021	"Judith Maloney"
Debra Hettrick	McFarland	WI	53558	8/27/2021	"It's important to support horse trails and all equestrian activities. Our country was built on the backs of horses. How quickly we forget."
Michaela Nordheim	Valdosta	GA	31602	8/27/2021	"No idea why it says I'm from Georgia because I'm from Washington and loved the times I've ridden at the horse park for events. We need to conserve the surrounding space to make it a truly versatile equestrian facility."
christina Avera	Buckley	WA	98321	8/27/2021	"Due to the fact of only having limited writing spaces and places for wildlife this needs to be preserved"
Janine Jaro	Buhl	ID	83316	8/27/2021	"I have competed my horses at Cle Elum and enjoyed this wonderful venue for a number of years. For an established and developed area of recreation such as the Equestrian Park and trail system to be demolished for the sake of 'urban development' would be a truly terrible waste of this existing natural resource. I urge the planning and zoning authorities to find other options and locations for development, and to make every effort to preserve the beauty and natural usage that is the Equestrian Park as it exists today. We, the Equestrian community, would support you in every way possible to help protect and preserve this most enjoyed and appreciated asset that is of such value to the Cle Elum area."
Julie Valdez	Mountlake Terrace	WA	98043	8/27/2021	"The park is one of the few places the equestrian community has to experience events and trails. Equestrians are getting cut out of more and more property and trail systems. Where else can we go?"

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	1.				"Wonderful community venues like this one shouldn't be replaced by more
cindy garnjost	Longmont	co	80501	8/27/2021	insidious suburban development. I've been here and loved it, as well as the
					beautiful area surrounding it. Don't ruin it."
Sarah Dean	Port Townsend	WA	98368	8/27/2021	"I live in Washington and have horses and I have used the Horse Park. Please save
Jarair Dean	T OT C TOWNSCHO	WA	30300	6/2//2021	our horse trails!"
Galadriel Nichols	Port Townsed	WA	98368	8/27/2021	"We need to keep equestrian land available, there is so little already"
Aviva Beach	Yakima	WA	98909	8/27/2021	"In an effort to keep one of the few safe, equestrian only trail systems left."
Maggie Taber	Seattle	WA	98133	8/27/2021	"Save some open space!"
	Bainbridge				"Equestrians should have access to safe areas where we can feed confident riding
Sabrina Lashmet	Island	WA	98110	8/27/2021	and don't need to subject our equine partners to the risks of all purpose trail
	ISIATIU				systems."
Tamra Burleson	Salem	OB	07202	0/27/2024	"We travel from out of state to visit the horse park, spending lots of money on
Tallita Durieson	Salem	OR	97303	8/27/2021	hotels and restaurants. Less park means fewer visitors."
					"We need to stop putting up these massive developments and ruining open areas
Jenny Blanscet	Arlington	WA	98223	8/27/2021	like these. People come to Cle elum for the getaway stop moving the city over
					the hill."
					"Our community needs to preserve outdoor spaces for environmental and
Connie Irving	Port Angeles	WA	98363	8/27/2021	recreational use. Development needs to be balanced with green space in order to
					have a sustainable future."
Josie lemke	Hosporia	CA	92345	9/27/2021	"Developer needs to find vacant land. To take away from a safe place for folks to
Jusie lettike	Hesperia	CA	92343	8/27/2021	ride is chicken sh!t"
Donna Gates	Rice	WA	99167	0/27/2024	"my daughter rides there. we need places like this for young people to ride their
Donna Gates	Rice	WA	33107	8/27/2021	horses."
JANICE Hammerstrom	Ravensdale	WA	98051	8/27/2021	"I believe in saving the trail system"
					"Maintaining safe outdoor equine trail systems is more important than building
Sarah Oxnard	Exeter	NH	3833	8/27/2021	more homes. Horsepeople support the environment and we need more open
					space!"
Christine Zaugg	Spokane	OR	99207	8/27/2021	"Christine Zaugg"
Tracey Butcher	Cocoa	FL	32927	8/27/2021	"We need more open and recreational spaces. Not less."
					"Developers need to back off. So much land has been lost to greed. This
Pam Drake		OR	97229	8/27/2021	development is also across from my friend's new residence for 55+. Please do not
				, ,	turn this area into one more desecration of land."
Leanne Teel	Gold Bar	WA	98251	8/27/2021	"Equestrians need places to ride"

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stephanie allgood	redmond	WA	98053	8/27/2021	"Let's keep some of what we love about WA available for use by horse people"
Rene Tobin	Gold Bar	WA	98251	8/27/2021	"We need trails."
Alecia Sullivan	Seattle	WA	98119	8/27/2021	"Impact to wildlife and landscaping need to be heavily considered. Trailer parks do not add value."
Tina Fong	Seattle	WA	98105	8/27/2021	"The horse park and trails are an important valuable asset to regional equestrians and family and friends who visit and support them and the area. Beyond maintaining a natural area that benefits everyone, equestrian and non-equestrian, there is financial benefit to the area from the dollars spent by these groups who come to enjoy it. Please save the trails."
Ean Wallerstedt	Seattle	WA	98148	8/27/2021	"I like to be able to have a safe place to ride my young horses when I take them outside"
Maryann Overturf	Tenino	WA	98589	8/27/2021	"Equestrians are losing places to ride at an alarming rate. The trails are a huge draw to the horse park."
Karla Fountaine	Duvall	WA	98019	8/27/2021	"Its the last close wild place to ride! Please! Dont develop!!!"
Rachael Brunson	Clear Elum	WA	98922	8/27/2021	"I enjoy using this resource!"
Keri Maxwell	Seattle	WA	98106	8/27/2021	"I want horse trails"
Anne Stedman	Quincy	WA	98848	8/27/2021	"This is one of the last great open land resources for equestrian events near W WA. Please don't allow for development in lieu of positive outdoor recreation."
Catherine Chesledon	Clinton	WA	98236	8/27/2021	"We need safe areas to ride horses"
Samantha Sandford	Battle Ground	WA	98604	8/27/2021	"Access to equestrian trails matter."
Kimberly Shelton	Seattle	WA	98122	8/27/2021	"We have already lost so much land to development."
Debra Hunt	Kalama	WA	98625	8/27/2021	"I'm signing because too many communities are not supporting their Equine venues when there is lands to be developed. I hope and pray that the City and Developer will work together with WSH to work through a solution that is visible for all."
Lori Roesen	Vancouver	WA	98683	8/27/2021	"Equines are at risk for losing yet another facility to population growth."
SUSAN WETHERFORD	Kailua Kona	ні	96740	8/27/2021	"My Daughter uses this area and it's important to keep the area intact and safe!"
Sydney Woodfield	Sammamish	WA	98075	8/27/2021	"We need open spaces for people and animals to enjoy and learn about the outdoors."
Tom Sayles				8/27/2021	"Washington state equestrian resources need protection and a buffer zone around the horse park is essential."

Marsha Royer	Clarkston	WA	99403	8/27/2021	"We need to retain this trail!"
Salena Smart	Midland	TX	79705	8/27/2021	"Treasures like this need to stay around."
Elizabeth Kadin	Coriscana	TX	75109	8/27/2021	"Equestrians need safe places to ride"
Hope McCormack	Seattle	WA	98198	8/27/2021	"To keep the horse trails and preserve as much natural land as we can in
Thope Micconnack	Seattle	WA	30130	8/2//2021	Washington"
Karen Brock	Arlington	WA	98223	8/27/2021	"The horse park is a great place!"
Judy Hansen	Onalaska	WA	98570	8/27/2021	"I have horses and use this area."
Jesse Wheatley	Vancouver	WA	98660	8/27/2021	"I'm signing because trail riding is the only thing that I truly enjoy doing with my friends and horses."
Carol Lippman	Spokane	WA	99208	8/27/2021	"We need to preserve recreational and wildlife habitat."
					"We need healthy, safe outdoor activities.Healthy People 2020, endorses all
Elaine Barnes	Lakewood	WA	98499	8/27/2021	activities that promote health. This also supports Animal rights"
		1			"It is not right for big companies to take over everything that is being used by the
					public for entertainment. What kind of jerks would actually do that? Money
Cat Eldred	Redmond	OR	97756	8/27/2021	hungry A holes that is who. They are like President Biden and do not give a damn
					about us the American people"
Candi McKay	Kent	WA	98031	8/28/2021	"We need this!"
Colton Houle	Clear Elum	WA	98922	8/28/2021	"Colton Houle"
			1		"Once the land is lost, there is no getting it back. Horse activities are very
S L	los gatos	CA	95031	8/28/2021	beneficial to a wide variety of people. Keep the space open for riding - not
		1			another "development"."
Albert Klukowski	Arlington	TX	76039	8/28/2021	"Trails are important to both hikers and riders."
					"For those of us that have or have had horses we know "our horses reduce stress,
					lowers blood pressure, and improves overall health. It is the companionship with
 Sherry Buller	Stanwood	WA	98292	0/20/2024	our equine partners that is the foundation of our growth in relationship to these
Silerry buller	Stanwood	IVVA	98292	8/28/2021	animals. Being with our horses on the trail is "therapy." The Washington State
		- 1			Horse Park Trail System offer opportunities to work with our horses and share
					time with friends."
Kathy Whitmore	Elsah	IL	62028	8/28/2021	"I grew up riding trails in WA state and most of them are now gone :("
Randi Folsom	Chehalis	WA	98532	8/28/2021	"I love the trails at the horse park and so does the wildlife that lives there. We
natial F0130111	CHEHARS	IVVA	30332	0/20/2021	come from 3.5 hours away just to camp at the park and ride the trails."
Dawn Adams	Puyallup	WA	98374	8/28/2021	"Dawn Adams"
Rebekah Halladay	Vancouver	WA	98606	8/28/2021	"We need to protect and save our horse areas before they disappear!"

	T		T	T	"I care about keeping the property pristine instead of ruining it with
Dena Dinius	Port Angeles	WA	98362	8/28/2021	developments. Also it is nice to have safe places for riding."
julie serres	portland	OR	97209	8/28/2021	"There are few horse parks remaining in the nw"
Wendy Bruder	Portland	OR	97206	8/28/2021	"I think horse properties and riding areas need to be protected."
Jeaniene Jones	Ridgefield	WA	98642	8/28/2021	"Horse riding trails are becoming harder and harder to find as development encroaches on recreational land."
Patti Pruden	Knoxville	TN	37914	8/28/2021	"This srea needs to be left alone."
Talley Holmes	Washington	DC	20009	8/28/2021	"Talley R. Holmes"
Victoria Loe	Seattle	WA	98117	8/29/2021	"Horseback riding is very important to a lot of people in the area, including me and many of my friends."
Amber Mansur	Castle Rock	WA	98611	8/29/2021	"Horse trails matter!!"
Helga Pratt	Battle Ground	WA	98604	8/29/2021	"Recreation and open spaces are vital to Washingtonians' quality of life. Equestrian riding gets people age 6 months to 100 out enjoy nature, fresh air, exercise, friends, and the trails open to equestrians are steadily being diminished."
Charles Conrow	Long Beach	WA	972	8/29/2021	"There are too few trails open to horseback riding now and we can't afford the loss of any more. Equestrians care about the environment and the sport builds strong, responsible families."
Tracy Nichols	Vancouver	WA	98663	8/29/2021	"Very important for future generations. Important for all of us and our horses."
Suzanne Shea-Mader	Milton	NH	3851	8/29/2021	"I live in Arlington WA"
Donna Hammond	Portland		97215	8/29/2021	"I want equestrians to have access to all existing equine trails. We need to preserve what we have as well as expand access."
Mindy Sands	Weiser	ID	83672	8/29/2021	"I want to help conserve/preserve exclusive horse safe areas!"
Bonnie Powell	Spokane	WA	99224	8/29/2021	"This is one of the best places for riders to come out and enjoy nature, have amazing shows, with space to go for walks and trail rides. Please don't destroy this serene place of tranquility."
Javene Hall	Tigard	OR	97223	8/29/2021	"It's important to me and people that use these trails."
Zan Hare	Astoria	OR	97103	8/29/2021	"I am a horse owner and trail ride."
Nichole Warwick	Astoria	OR	97103	8/29/2021	"All hobbies should be supported. We having hiking, biking, atv trails. The horse trails are dwindling leave people who enjoy trail riding horses with fewer options to do so in a safe place without conflict with other users. Please don't take this away from us."

Brenda Diefenderfer	Bozeman	MT	59715	9/1/2021	"I support the Washington State Horse Park because equestrian only areas are rapidly disappearing- not due to lack of use but due to development encroachment. Throughout the northwest, these lands are disappearing under concrete and asphalt, never to be recovered or replaced. Equestrian areas cannot be located just anywhere; rv parks and residential subdivisions can."
lindsay leer	portland	OR	97233	9/1/2021	"Developers are destroying enough land. When land is taken it's NEVER reverted back to nature. It will forever be taken. Don't ruin such an awesome place for people to enjoy."
Diane Lillywhite	Gaston	OR	97119	8/31/2021	"We need all the riding places we can get or keep."
Carla San Martin	Yelm	WA	98597	8/31/2021	"Saving our trails is important."
Joyce Roberts	Kennewick	WA	99338	8/30/2021	"We equestrians are loosing more and more land to ride on. These are beautiful trails in the horse park. Please help preserve them for future equestrians"
Peggy Gettles	Seattle	WA	98177	8/30/2021	"We need to preserve open spaces for equestrians!"
Addison Kinzer	Colton	WA	99113	8/30/2021	"This horse park means a lot to me! Memories of pure happiness."
Jann Dahmen-Morbeck	Colton	WA	99113	8/30/2021	"I am a horse rider and want to keep places to ride open and safen"
sarpartap singh	Chandigarh		160015	8/30/2021	"Save the horse"
Gale Miller	San Tan Valley	AZ	85143	8/30/2021	"These rides are gorgeous. Much needed for horse riding etc. please build more homes elsewhere."
Sandra Kelly	Enumclaw	WA	98022	8/30/2021	"Love the trails. It would be such a loss to the area."
Vicki Boling	Hollywood	FL	33021	8/29/2021	"This is a beloved Washington state tradition"
Heidi Wells	West Richland	WA	99353	8/29/2021	on trails. Hoping we can preserve this amazing place with all of the beautiful places to ride on it."
	1	T			"We love the WSHP. We have dwindling areas where we can safely ride horses

Caroline Bombar-Kaplan	Kirkland	WA	98033	9/1/2021	"Open space for birds and animal habitat and for recreational use for horses and riders is under threat at one of the state's most valuable equestrian resources: The WA State Horse Park. While affordable housing is clearly an important issue for the City, the horse park supersedes that issue. Why? Because of the investment the WSHP has made in Cle Elum to date and because this nonprofit will continue to be a responsible land manager. Also, because horse activities are growing not receding and there are other land options not impacting the Horse Park that the City of Cle Elum could work with this real estate developer to meet their business goals."
kelly rice	Aberdeen	WA	98520	9/2/2021	"We are running out of horse places to ride"
Judith Rollins	Woodway	WA	98020	9/2/2021	"This such an important issue and keeps equestrian sports available to our young people! Please help keep this going!"
Vicki Frazier	Gig Harbor	WA	98329	9/2/2021	"We need to save places where people are able to get together and share their love of horses."
Laura Zerr	Auburn	WA	98092	9/2/2021	"Having safe places to ride and open green space is important for all."
lori harris	La Center	WA	98629-0882	9/2/2021	"Washington State used to be a home for horses, now it is becoming the land of developers. PLEASE reconsider this!"
Karen Flowers	roslyn	WA	98941	9/2/2021	"This park is instrumental to our city and community! Bringing in much needed revenue and growth for the community and badly needed activity for our families and children in our community. This is a healthy benefit for our community, don't destroy it!"
Sarah Stahl	Seattle	WA	98941	9/2/2021	"Equestrian trails need to be saved!"
LAURYN CHRISTEAN	Kingston	WA	98346	9/2/2021	"My friends and I use the trails and the equestrian center. If you lose the trails the attraction to the horse park will be diminished, the surrounding trails enhance the attraction."
sharon Buettner	Thorp	WA	98946	9/2/2021	"Should not get rid of a park there is not enough recreational areas designated for horse riders. Do not get rid of this park."
Moira Turner	Ellensburg	WA	98926	9/2/2021	"I like to ride in the horse park but I also don't want to see this beautiful area decimated by a trailer park. People move to small towns because they love them but they ruin them by inserting themselves into the very core of what we local small town people love and ruin it."
Sherry Gentner	Ellensburg	WA	98926	9/2/2021	"Because with the increasing of housing the are to ride is being limited."
Kayla Carlson	Ellensburg	WA	98926	9/2/2021	"This is a great place for riders, kids, family, horses!!!"

Keri Bailey-Gregerich	Ellensburg	WA		9/2/2021	"I grew up in Cle Elum rode my horses all through what became Suncadia that they gave land for park and we've had use of those trails even though not technically a part of the gift will destroy what's best about the part the miles of trail to use."
Lisa Tennison	Tacoma	WA	98404	9/3/2021	"We need to preserve these lands!"
Niki Strano	Battle Ground	WA	98604	9/3/2021	"Our equestrian community deserves access to out door recreation as much as any other form out there!"
Tracy Campion	Bothell	WA	98027	9/3/2021	"We need to preserve Washington's wilderness, which includes healthy areas for recreation."
Cheryl Fisher	Cle elum	WA	98922	9/3/2021	"Enough is enough with the expansion in Cle elum. Leave this property the way it is"
Sabrina Risher	Chehalis	WA	98925	9/3/2021	"I own properties in Kittitas County. If you destroy all that makes Cle Elum what it is in order to change it, all will be lost. People move here for things like the horse park and the trail systems. Don't let developers ruin our town! Please."
Ramona Pereyra	Redlands	CA	92373	9/3/2021	"save the horse trails!!!!"
Weslee Roark	Mount Vernon	WA	98274	9/3/2021	"We need horse trails"
Mary McEachern	Tacoma	WA	98407	9/3/2021	"Im signing this petition because this trail system is a valuable recreational area and trails for horseback riding are used by so many residents in our state."
Tabitha Hawk	Ellensburg	WA	98926	9/3/2021	"Because it's not a place for a trailer park and many people love these trails. There's to many electrics in this world so taking these outdoor options won't help todays kids/ teens to get out more! Please don't ruin these trails"
Sola Wolff	Seattle	WA	98103-6713	9/3/2021	"Wilderness areas > than development"
Randy Palmer	Kent	WA	98042	9/4/2021	"This shouldn't happen"
Denee Skistad	Ellensburg	WA	98926	9/7/2021	"Denée Skistad"
Jan Chepeska	Belleville	MI	48111	9/8/2021	"Ugh- no RVs! Leave the trails fir the hirses"
doria wosk	miami	FL	33116-3356	9/9/2021	"JUSTICE FOR WE THE PEOPLE. SAVE AND PRESERVE OUR PRECIOUS NATURE. SAVE THE HORSE PARK TRIL SYSTEM IN WASHINGTON."
Pamela Toney	Longview	WA	98632	9/9/2021	"Equestrian trails are disappearing more and more each year. It must stop somewhere or we all lose."
Deborah Barry	Longview	WA	98632	9/9/2021	"Deborah Barry"
Syd Murillo	Burbank	CA	91505	9/9/2021	"Save it"

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Janet Swihart	Randle	98377	9/10/2021	"Saving green spaces is on my listincrease urban density"

Name	City	State	Postal Code	Signed On
Lauren Davis	Seattle	WA	98122	8/26/2021
Dalton Brooks	Seattle	WA	98122	8/26/2021
Dustin Wuertley	Seattle	WA	98122	8/26/2021
Barbara Brim	Ellensburg	WA	98926	8/26/2021
Michelle Edwards	Ellensburg	WA	98926	8/26/2021
Margie Jensen	Arlington	WA	98223	8/26/2021
Laura Gorman	Ellensburg	WA	98926	8/26/2021
Louise Caywood	Puyallup	WA	98374	8/26/2021
Donna Joncas	Ellensburg	WA	98926	8/26/2021
Melissa Stewart	Seattle	WA	98148	8/26/2021
Misty Wragge	Zillah	WA	98853	8/26/2021
Cynthia Dolan	Seattle	WA	98119	8/26/2021
Jennifer Jensen	Enumclaw	WA	98022	8/26/2021
Sherry Dahlquist	Arlington	WA	98223	8/26/2021
Evlin Clark	Cataldo	ID	83810	8/26/2021
Pat Thomas	Ellensburg	WA	98926	8/26/2021
Ashley Conrad	Kent	WA	98042	8/26/2021
Brittany Percival	Puyallup	WA	98374	8/26/2021
Kerri Markonich	Seattle	WA	98112	8/26/2021
Jaeden Biehn	Pullman	WA	97049	8/26/2021
Claire Wiltse	Lebanon	OR	97355	8/26/2021
Sage Hollins	Acme	WA	98220	8/26/2021
Beverly Abraham	Quincy	WA	98848	8/26/2021
Tracy Valdez	Wenatchee	WA	98801	8/26/2021
lena Dorsett	Cle Elum	WA	98922	8/26/2021
Keri Lindquist	Medical Lake	WA	99022	8/26/2021
Deborah Dougherty	Selah	WA	98942	8/26/2021
Gabrielle Stryker	Ellensburg	WA	98926	8/26/2021
Lisa Knapp	Seattle	WA	98115	8/26/2021
Christine Judge	Auburn	WA	98092	8/26/2021
Kathleen Haner	Enumclaw	WA	98022	8/26/2021
Bryce Van parys	Ronald	WA	98940	8/26/2021
Michael Gordon	Portland	OR	97206	8/26/2021
Kimberly Jellison	Ellensburg	WA	98926	8/26/2021
Barbara Smith	Dayton	OR		8/26/2021
Melissa Brady	Ellensburg	WA		8/26/2021
Timothy Coleman	Yakima	WA	-	8/26/2021
Sharon Danielson	Vashon	WA		8/26/2021
Kaye Peck	Walla Walla	WA		8/26/2021
Stephanie Kuo	Roy	WA	98580	8/26/2021
ynnette Nelson-Erickson	Stanwood	WA	98282	8/26/2021
Rebecca Kammeyer	Renton		98055	8/26/2021
inda Henslee	Auburn	WA		8/26/2021
Paula Thompson	Seattle	WA		8/26/2021
ynn Haysom	Enumclaw	WA	98022	8/26/2021

Yvonne Carl	Puyallup	WA	98371	8/26/2021
Amy Schuldt	Renton	WA	98055	8/26/2021
Kathy Owen	Yelm	WA	98597	8/26/2021
Jan Grossman	Eliensburg	WA	98926	8/26/2021
Haley Vachter	Newberg	OR	97132	8/26/2021
Deborah Strous-Boyd	Bonney Lake	WA	98391	8/26/2021
Cindy Stevenson	Yakima	WA	98908	8/26/2021
Shonnessy Gilmore	Auburn	WA	98002	8/26/2021
jenine guariglia	Yelm	WA	89031	8/26/2021
Tracy McDaniel	seattle	WA	98115	8/26/2021
Deanne White	Carbonado	WA	98323	8/26/2021
Lisa Palmer	Seattle	WA	98166	8/26/2021
Jami Elliott	Ellensburg	WA	98926	8/26/2021
Melinda Sito	Auburn	WA	98002	8/26/2021
Melbye Michael	Cle Elum	WA	98922	8/26/2021
Erik and Elizabeth Allen	Cle Elum	WA	98922	8/26/2021
Julie Wartes	Redmond	WA	98052	8/26/2021
Kimberly Manderson	Ellensburg	WA	98926	8/26/2021
Marissa Hopkins Hubbard	Spokane	WA	99223	8/26/2021
Elena Gallegos	Everson	WA	98247-9730	8/26/2021
Sarah Kelsey	Kent	WA	98042	8/26/2021
April Gihring	Enumclaw	WA	98022	8/26/2021
Patricia Epley	Seattle	WA	98104	8/26/2021
Marni Lombardo	Spokane	WA	99217	8/26/2021
Tarra Napolitan	Benton City	WA	99320	8/26/2021
Annika Mertel	Ellensburg	WA	98926	8/26/2021
Brook Contratto	Renton	WA	98058	8/26/2021
Helen Jones	Port Orchard	WA	98367	8/26/2021
lene Roberts	Tacoma	WA	98409	8/26/2021
Cindy Marotta	Medford	OR	97504	8/26/2021
Terri Carl	Aberdeen	WA	98520	8/26/2021
Marissa Bouvier	Cle Elum	WA	98922	8/26/2021
Courtney Leib	Seattle	WA	98103	8/26/2021
Trista Napolitan	Poulsbo	WA	98370	8/26/2021
ulie Cloninger	Ellensburg	WA	98926	8/26/2021
Rachel Zepp	Elma	WA	98541	8/26/2021
amie Shumaker	Tacoma	WA	98446	8/26/2021
Olinda Browne	Kirkland	WA	98033	8/26/2021
keeley smith	ronald	WA	98940	8/26/2021
Kirstie Phelps	Redmond	WA	98052	8/26/2021
Margaret Nicolino	Maple Valley	WA	98038	8/26/2021
Katherine Arington	Yakima	WA	98902	8/26/2021
Rose Evans	Ellensburg	WA	98926	8/26/2021
uliua Stroup	Deer Park	WA	99006	8/26/2021
Saneece Harnden	Oregon City	OR	97045	8/26/2021
/alerie Vigesaa	Vashon	WA	98070	8/26/2021
racy Berg	Bellingham	WA	98226	8/26/2021

Sydney Nolan	Snohomish	WA	98290	8/26/2021
Janine Brodine	Roslyn	WA	98941	8/26/2021
Carley Simon	Ellensburg	WA	98926	8/26/2021
Robyn Atkins	Carnation	WA	98014	8/26/2021
Nicole Witty	Tenino	WA	98589	8/26/2021
Julie Jorgensen	Puyallup	WA	98375	8/26/2021
Jennifer Gibbs	Auburn	WA	98001	8/26/2021
Doris Hess	Mabton	WA	98935	8/26/2021
Kathy Adams	Bellingham	WA	98229	8/26/2021
Jeralee Hartman	Lacey	WA	98516	8/26/2021
Chelsea Elmer	Washougal	WA	98671	8/26/2021
Courtney Boruff	Quincy	WA	98848	8/26/2021
Andy Johnson	Tacoma	WA	98404	8/26/2021
Dacia Burley	Enumclaw	WA	98022	8/26/2021
Stephanie Holland	Seattle	WA	98166	8/26/2021
Jill Sardo	Ravensdale	WA	98051	8/26/2021
Rachel Easton	Gig Harbor	WA	98329	8/26/2021
Meghan Fulk	Gig Harbor	WA	98329	8/26/2021
Lynn Strezeski	Port Orchard	WA	98366	8/26/2021
Payton Lindquist	deer park	WA	99006	8/26/2021
Petra van der Vos	North Bend	WA	98045	8/26/2021
Stacy Wahl	Moses Lake	WA	98837	8/26/2021
Heather Jones	Bonney Lake	WA	98391	8/26/2021
Lisa Miniken	Redmond	WA	98053	8/26/2021
Patricia Hill	Seattle	WA	98105	8/26/2021
Nikki Vaughan	Maple Valley	WA	98038	8/26/2021
Gina McCullough	Renton	WA	98055	8/26/2021
Laura Carpenter	Cle Elum	WA	98922	8/26/2021
Jodi Peck	Seattle	WA	98851	8/26/2021
Kimberley Barnes	Cle Elum	WA	98922	8/26/2021
Sally Sue Bate	Kirkland	WA	98034	8/26/2021
Cheryl Westby	Olympia	WA	98501	8/26/2021
Rose Severson	Port Townsend	WA	98368	8/26/2021
Tina Smart	Enumclaw	WA	98022	8/26/2021
Katie Garrett	Seattle	WA	98115	8/26/2021
Briella Gates	Seattle	WA	98103	8/26/2021
Kristi Scelzi	Ellensburg	WA	98926	8/26/2021
Kylee Wilcox	Wapato	WA	98951	8/26/2021
Colin Mariani	Seattle	WA	98033	8/26/2021
Chuck Svac	Olaila	WA	98359	8/26/2021
Shalinn Tolber	Seattle	WA	98102	8/26/2021
Lisa Grace	Poulsbo	WA	98370	8/26/2021
Carolyn kulp	Seattle	WA	98119	8/26/2021
Gail Warner	Tacoma	WA	98443	8/26/2021
michelle Eames	Spokane	WA	99224	8/26/2021
Erin Hurley	Mount Vernon	WA	98274	8/26/2021
Amanda Egbert	Seattle	WA	98111	8/26/2021

Emily Ned	Wenatchee	WA	98801	8/26/2021
Christine Erickson	Olympia	WA	98501	8/26/2021
Beyyine Ozkan	Trout Lake	WA	98650	8/26/2021
Julia Wickerath	Ellensburg	WA	98926	8/26/2021
Charlene MARLEY	Monroe	WA	98272	8/26/2021
Julie Boulter	Arlington	WA	98223	8/26/2021
Alesha Young	Snohomish	WA	98290	8/26/2021
Dawn Gray	Spangle	WA	99031	8/26/2021
Amandq casper	coeur d alene	ID	83815	8/26/2021
Lori Clemente	Cle Elum	WA	98922	8/26/2021
Michelle Koffler	Seattle	WA	98198	8/26/2021
Gillian O'Bryan	Cashmere	WA	98815	8/26/2021
Regina Rees	Richland	WA	99354	8/26/2021
Shannon Lewis	Cle Elum	WA	98922	8/26/2021
Bernard Rathmell	Portland	OR	97214	8/26/2021
Brianna Wilton	Lake Tapps	WA	98391	8/26/2021
Christianne Lauria	Mead	WA	99021	8/26/2021
Mary Jo Andrews	CleElum	WA	98922	8/26/2021
Ashley Blakemore	Monroe	WA	98272	8/26/2021
Erin Barnett	Tacoma	WA	98418	8/26/2021
Makayla Davis	Puyallup	WA	98371	8/26/2021
Lauren Bell	Roslyn	WA	98941	8/26/2021
S. Clogston	Woodinville	WA	98072-9581	8/26/2021
Anna Horner Horner	Seattle	WA	98115	8/26/2021
Sandra Roubal	Pe Ell	WA	98572	8/26/2021
Leslie Williams	Seattle	WA	98103	8/26/2021
Christy Swanson	Buckley	WA	98321	8/26/2021
Caitlyn Strid	Woodland Park	co	80863	8/26/2021
Ric England	Seattle	WA	98119	8/26/2021
Chloe Buchan	Fall City	WA	98024	8/26/2021
Madeline Pennington	Centralia	WA	95054	8/26/2021
Linda Rae	Aberdeen	WA	98520	8/26/2021
LOLA WHITFORD	Bow	WA	98232	8/26/2021
Michelle Alexander	Woodinville	WA	98072	8/26/2021
Alanna Archer	Kirkland	WA	98033	8/26/2021
Lani Salisbury	Redmond	WA	98053	8/26/2021
lamie Namitz	Sacramento	CA	95814	8/26/2021
Cindy Hahn	Seattle	WA	98155	8/26/2021
Kaela Gerde	Carnation	WA	98014	8/26/2021
Allison Alvarado	Lake Stevens	WA	98258	8/26/2021
Margaret Faubion	Issaquah	WA	98029	8/26/2021
amie Ayers	Estacada	OR	97023	8/26/2021
Norman Thompson	Bremerton	WA	98312	8/26/2021
Carol Klar	Spokane	WA	99224	8/26/2021
Brigitte McIntosh	Olympia	WA	98501	8/26/2021
(aren Halverson	Duvall	WA	98019	8/26/2021
isa Morse	Colton	WA	99113	8/26/2021

Judith Rollins	Marysville	WA	98271	8/26/2021
Amy Platt	Bothell	WA	98011	8/26/2021
Megan Weber	Seattle	WA	98168	8/26/2021
laura levite	Woodinville	WA	98072	8/26/2021
Ashtyn Smith	Maple Valley	WA	98038	8/26/2021
Caroline Hagens	Seattle	WA	98112	8/26/2021
Stacey DeFries	Seattle	WA	98117	8/26/2021
Rosalie Kingman	Sultan	WA	98294	8/26/2021
Hannah Mueller	Seattle	WA	98168	8/26/2021
Anita Vargas	Sultan	WA	98294	8/26/2021
Casey McGrath	Yakima	WA	98902	8/26/2021
Sandra Coleman	Deer Park	WA	99006	8/26/2021
Mackenzie Kendall	Cle Elum	WA	98922	8/26/2021
Milani Alejo	Leavenworth	WA	98826	8/26/2021
Vanessa Schwartz	Tacoma	WA	98407	8/26/2021
Britton Garnjost	Lawrenceville	NJ	8648	8/26/2021
Jerre Redecker	Olympia	WA	98512	8/26/2021
Laura Dennis	Seattle	WA	98198	8/26/2021
Lesley Salmonson	Kent	WA	98042	8/26/2021
IANIS FOLTZ	BATTLE GROUND	WA	98604	8/26/2021
Natalie Baker	Issaquah	WA	98029	8/26/2021
lordan Caple	Tacoma	WA	98446	8/26/2021
Iuliane Koss	Seattle	WA	98168	8/26/2021
Amanda Bell	Corvallis	OR	97330	8/26/2021
Denise Monnot	Ellensburg	WA	98926	8/26/2021
Sarah Steurer	Bothell	WA	98012	8/26/2021
Hallie Abbott	Kent	WA	98042	8/26/2021
Laura Sapieszko	Hobart	WA	98025	8/26/2021
Kim Hoeschen	Rainier	WA	98576	8/26/2021
Sanica Burton	Monroe	WA	98272	8/26/2021
Beatrice Tiersma	Custer	WA	98240	8/26/2021
eslie Wilder	Marysville	WA	98271	8/26/2021
illian Nagy	Graham	WA	98338	8/26/2021
Teresa Bean	Arlington	WA	98223	8/26/2021
Angie Boyle	Puyallup	WA	98374	8/26/2021
Debbie Jeppesen	Fird	WA	99013	8/26/2021
Breanna Belgarde	Dillon	MT	59725	8/26/2021
ennifer Rogers	Ellensburg	WA	98926	8/26/2021
Mary Balkcom	Casper	WY	82609	8/26/2021
Cathy Roy	Colbert	WA	99005	8/26/2021
Kathi Callick	Deer Park	WA	99006	8/26/2021
ON INWOOD	Brooklyn	NY	11230	8/26/2021
rera Kilpatrick	Orting	WA	98360	8/26/2021
Sarah Piestrup	Leavenworth	WA	98826	8/26/2021
Debra Prather	Lake Stevens	WA	98258	8/26/2021
Erika Lefors	Chattaroy	WA	99003	8/26/2021
ierra davies	pasco	WA	99301	8/26/2021

Shelly Weber	Carnation	WA	98014	8/26/2021
Susan Griffin	Selah	WA	98942	8/26/2021
Emily Fjosee	Lacey	WA	98503	8/26/2021
Gabbi Miles	Lake Stevens	WA	98258	8/26/2021
Michele Randazzo	Cle Elum	WA	98922	8/26/2021
Jane Ullman	Maple Valley	WA	98038	8/26/2021
Annie Bauer	Hamilton	MT	59840	8/26/2021
Mariah Dykstra	Selah	WA	98942	8/26/2021
B VC	Vancouver	WA	98604	8/26/2021
Merideth Dennis	Roy	WA	98580	8/26/2021
Barbara Massey	Monroe	WA	98273	8/26/2021
Erin Andersen	East Wenatchee	WA	98802	8/26/2021
Evita Skerse	Seattle	WA	98122	8/26/2021
Lauren Drury	Cheney	WA	99004	8/26/2021
Bettijean Collins	Bellevue	WA	98004	8/26/2021
Emily Fitzgerald	Spanaway	WA	98387	8/26/2021
Kyle A Silves	Bellingham	WA	98229	8/26/2021
Robin Vachter	Newberg	OR	97132	8/26/2021
Angela McKee	Lakewood	WA	98499	8/26/2021
Lani Smiley	Walla Walla	WA	99362	8/26/2021
Bonnie Soule	woodinville	WA	98077	8/26/2021
Jennifer Mecum	Renton	WA	98058	8/26/2021
Lily Nebeker	Seattle	WA	98168	8/26/2021
Marie Wilke	Deer Park	WA	99006	8/26/2021
Donald Claypool	Ellensburg	WA	98926	8/26/2021
Jennifer Bearse	Vancouver	WA	98682	8/26/2021
Susan Forsberg	Walla Walla	WA	99362	8/26/2021
Tracy Storms	New York	NY	10011	8/26/2021
lan Hollenbeck	Arlington	WA	98223	8/26/2021
Sarah Judson	Puyallup	WA	98375	8/26/2021
Morgan Schulz	Seattle	WA	98103	8/26/2021
Christine Smith	Yakima	WA	98902	8/26/2021
Cassandra Braget	Tukwila	WA	98188	8/26/2021
Lynda Allen	Seattle	WA	98178	8/26/2021
ean powell	Chehalis	WA	98532	8/26/2021
Deborah Burgess	Monroe	WA	98272	8/26/2021
Emily Gross	Seattle	WA	98198	8/26/2021
Anne Valiquette	Puyallup	WA	98374	8/26/2021
Franco Carlo		NY		8/26/2021
Carla Thorson	Walla Walla	WA	99362	8/26/2021
Mariah York	Salem	OR	97301	8/26/2021
Melissa Dickinson	Leavenworth	WA	98826	8/26/2021
Devan Berg	Burlington	WA	98233	8/26/2021
(yle Patterson	Seattle	WA	98188	8/26/2021
Elizabeth Dreke	KENT	WA	98031	8/26/2021
ARRY GILMORE	Marysville	WA	98270	8/26/2021
Cerry Gustafson	Oakland	OR	97317	8/26/2021

Ron Madden	Naches	WA	98937	8/26/2021
Rhonda Guilford	Everett	WA	98201	8/26/2021
Linda Gutierrez	Spokane	WA	99205	8/26/2021
Samantha Robinson	Shelton	WA	98584	8/26/2021
Emily Stoddard	Springdale	WA	99173	8/26/2021
Wendy Davies	Benton City	WA	99320	8/26/2021
Debara Whitmore	Walla Walla	WA	99362	8/26/2021
Charlotte Petersen	Touchet	WA	99360	8/26/2021
Vicki Gray	Salem	OR	97301	8/26/2021
Christina Williams	Seattle	WA	98144	8/26/2021
Gregory Elliott	Ellensburg	WA	98926	8/26/2021
Pauline Oslin	Roy	WA	98580	8/26/2021
Chelsi Bird	Milton-Freewater	OR	97862	8/26/2021
Nancy Northam	Buckley	WA	98321	8/26/2021
Emily Aken	Not My Address		12345	8/26/2021
Robyn Bergen	Seattle	WA	98168	8/26/2021
Mae Beuthel	Seattle	WA	98102	8/26/2021
Laura Riley	Minneapolis	MN	55402	8/26/2021
Marda McClenny	Vancouver	WA	98686	8/26/2021
Kristine Dahms	Vashon	WA	98070	8/26/2021
Casey Gaines	Federal Way	WA	98003	8/26/2021
Allison Zimmerman	Selma	NC	27576	8/26/2021
Holli Trent	Arlington	WA	98223	8/26/2021
Heather Eismann	Selah	WA	98942	8/26/2021
Rachelle Pleasant	Prosser	WA	99350	8/26/2021
lordan Heslep	Port orchard	WA	98367	8/26/2021
Erin Hagerty	Colbert	WA	99005	8/26/2021
Bri Cooke	Ellensburg	WA	98926	8/26/2021
Chrystal Weld	Seattle	WA	98105	8/26/2021
Amy Itkin	Woodinville	WA	98072	8/26/2021
Darla Moody	Spokane	WA	99216	8/26/2021
Richard Woods	Richland	WA	99352	8/26/2021
Sarah Guthrie	Ellensburg	WA	98926	8/26/2021
Christina Smiley	Spokane Valley	WA	99216	8/26/2021
lenny LaFrenier	Olympia	WA	98506	8/26/2021
Erika Martinson	Port Orchard	WA	98359	8/26/2021
ohn Myers				8/26/2021
Sarah Redford	Redmond	WA	98052	8/26/2021
Cali King	Puyallup	WA	98372	8/26/2021
Amber Ward	Selah	WA	98942	8/26/2021
Barbara Michael	Cashmere	WA	98815	8/26/2021
Beth Wright	North Bend	WA	98045	8/26/2021
		44/		
		\Λ/Δ	198346	I8/26/2021
Frances Garcia	Kingston	WA WA	98346	8/26/2021
Frances Garcia Camille Adamson	Kingston Sammamish	WA	98075	8/26/2021
Frances Garcia	Kingston		+	

Tim Parzych	Federal Way	WA	98003	8/26/2021
Morgan Jones	Burlington	WA	98233	8/26/2021
abbie stein	Pullman	WA	99163	8/26/2021
Janet McLoughlin	Federal Way	WA	98003	8/26/2021
Jessica Howard	medical lake	WA	99022	8/26/2021
Randi Arnold	Snohomish	WA	98296	8/26/2021
Kathleen Carter	Richland	WA	99354	8/26/2021
Nicole Gerber	Seattle	WA	98122	8/26/2021
Dierdre O'Brien	Snohomish	WA	98290	8/26/2021
Ashley Atkins	Selah	WA	98942	8/26/2021
Jazmyne Schmidt	Seattle	WA	98118	8/26/2021
Linda Brixey	Kent	WA	98042	8/26/2021
Madeline Fly	Medford	OR	97501	8/26/2021
Brian Pohl	Renton	WA	98056	8/26/2021
Shari Schoonover Crichton	Snohomish	WA	98296	8/26/2021
Louise Reulbach	Graham	WA	98338	8/26/2021
Lori Spiker	Snohomish	WA	98290	8/26/2021
Samantha Denio	Spokane	WA	99224	8/26/2021
Dallas Kraft	Zillah	WA	98953	8/26/2021
Marjie Hicks	McKenna	WA	98558	8/26/2021
Kim Lacy	Arlington	WA	98223	8/26/2021
Shelley Moine	Seattle	WA	98922	8/26/2021
Angela Patterson	Port Ludlow	WA	98365	8/26/2021
Michelle S Slack	Saint Maries	ID	83861	8/26/2021
Debbie Ray	Ellensburg	WA	98926	8/26/2021
Olivia Chrisman	Ellensburg	WA	98926	8/26/2021
Juline Dual	Vancouver	WA	98661	8/26/2021
Patience Prine-carr	Moss Landing	CA	95039	8/26/2021
Tohni Rainwater	Graham	WA	98338	8/26/2021
Katherine Strid	Sultan	WA	98294	8/26/2021
ludie Young	Redmond	WA	98052	8/26/2021
Tish Parson-Paul	Arlington	WA	98223	8/26/2021
Darlene Baker	Sammamish	WA	98075	8/26/2021
Megan Schriever	Eugene	OR	97403	8/26/2021
Barbara Wilcox	Cle Elum	WA	98922	8/26/2021
Cheryl Davis	Saint Louis	МО	63136	8/26/2021
Noelle Borland	Enumclaw	WA	98022	8/26/2021
Brandi Wakeford	O Fallon	МО	63366	8/26/2021
Debbie Matteson	Seattle	WA	98115	8/26/2021
Abigail Howard	Toppenish	WA	98948	8/26/2021
Sophia Walters	Carnation	WA	98014	8/26/2021
oraine Varriano	Ellensburg	WA	98926	8/26/2021
Alice Birch	Woodinville	WA	98077	8/26/2021
enelle Johnson	Cle Elum	WA	98922	8/26/2021
Kathy Sluman	Tacoma	WA	98580	8/26/2021
KEITH VAN DYKE	Moses Lake	WA	98837	8/26/2021
Mark WinwaRD	Federal Way	WA	98023	8/26/2021

Chris Woodworth	Eilensburg	WA	98926	8/26/2021
David Jackson	Richland	WA	99352	8/26/2021
Toni Hoover	Marysville	WA	98271	8/26/2021
Linda Petersen	Enumclaw	WA	98022	8/26/2021
Kena Hernandez	Graham	WA	98338	8/26/2021
Laura Bowles	Wenatchee	WA	98801	8/26/2021
Brita Wangsness	Seattle	WA	98102	8/26/2021
Elizabeth CROWLEY	Bothell	WA	98012	8/26/2021
Megan Mcglothern	Bonney Lake	WA	98391	8/26/2021
Donna Scheidt	Mead	WA	99021	8/26/2021
Benjamin Detwiler	Pasco	WA	99301	8/26/2021
Paul Moody	Spokane	WA	99216	8/26/2021
Maureen Kwant	Oroville	WA	98844	8/26/2021
Adrianne Hall	Kennewick	WA	99337	8/26/2021
Elizabeth Johnson	Gig Harbor	WA	98329	8/26/2021
Michele Larson	Orting	WA	98360	8/26/2021
Destiny Brooks	Granite City	IL	62040	8/26/2021
Sandra Tiffany	Saint Maries	ID	83861	8/26/2021
Lainue Wright	Enumclaw	WA	98022	8/26/2021
Madison Boesch	Woodinville	WA	98072	8/26/2021
Brianna Martin				8/26/2021
Cathleen Yedinak	Wenatchee	WA	98801	8/26/2021
Sarah Airhart	Seattle	WA	98106	8/26/2021
Linda Tiffany	Seattle	WA	98188	8/26/2021
Alison Pell	Snohomish	WA	98290	8/26/2021
Bree Mahlum	Bellevue	WA	98005	8/26/2021
Victoria Stewardson	Seattle	WA	98109	8/26/2021
Ariel Howard	Seattle	WA	98112	8/26/2021
Jeremy Williams	Yakima	WA	98908	8/26/2021
Kimberley Kunkel	Yelm	WA	98597	8/26/2021
Shannon Donohue	Seattle	WA	98105	8/26/2021
Chris Tolman	Medical Lake	WA	99023	8/26/2021
ludy Lindahl	Wen	WA	98801	8/26/2021
Rebecca Longley	Olympia	WA	98501	8/26/2021
Sharon Woodward	Maple Valley	WA	98038	8/26/2021
Bri Leach	Olympia	WA	98597	8/26/2021
kimberly Dailey	Lake stevens	WA	98258	8/26/2021
Kathy Gusdorf	Mercer Island	WA	98040	8/26/2021
Rhiannon Barton	Kettle Falls	WA	99141	8/26/2021
Camille Birch	Woodinville	WA	98077	8/26/2021
Tina Roselle	Kent	WA	98032	8/26/2021
Shelby Lions	Seattle	WA	98121	8/26/2021
/anessa Swalander	Sedro Woolley	WA	98284	8/26/2021
Patricia O'Rourke MD	Spokane	WA	99218	8/26/2021
Ashley Winterroth	Lake Stevens	WA	98258	8/26/2021
Serena Copley	Spokane	WA	99202	8/26/2021
Amie Gehrig	olympia	WA	98512	8/26/2021

Alexandra Adler	Seattle	WA	98105	8/26/2021
Sandy Van Meter	Elma	WA	98541	8/26/2021
Marilyn Segle	Snohomish	WA	98296	8/26/2021
Justine Wright	Redmond	WA	98073	8/26/2021
Jeff Adams	Roslyn	WA	98941	8/26/2021
Adalyn Bergquist	Graham	WA	98338	8/26/2021
Makayla Candiliere	Seattle	WA	98118	8/26/2021
Danielle Rush	Auburn	WA	98001	8/26/2021
ilknur evans	Bremerton	WA	98311	8/26/2021
Noelle Katanik	Marysville	WA	98271	8/26/2021
Madison Etiz	Kent	WA	98042	8/26/2021
Kim Richardson	Puyallup	WA	98374	8/26/2021
Laine Berkeley	Bothell	WA	98012	8/26/2021
Tabitha Moody	Spokane	WA	99216	8/26/2021
Pamela Boremski	Bremerton	WA	98312	8/26/2021
Emili Levite	Bothell	WA	98011	8/26/2021
Linda Vannoster	Dayton	WA	99328	8/26/2021
Samantha Johnson	Renton	WA	98058	8/26/2021
Shannon Gonzalez	Mcminnville	OR	97128	8/26/2021
Ann Sovich	Seattle	WA	98102	8/26/2021
Felicia White	Renton		98057	8/26/2021
Jacey Liu	Bellevue	WA	98007	8/26/2021
Debra Kimzey	Saint Maries	ID	83861	8/26/2021
Larry Davis	Saint Louis	MO	63129	8/26/2021
Karla Smith	Ellensburg	WA	98926	8/26/2021
Leila Litchfield				8/26/2021
George Menzel	Cle Elum	WA	98922	8/26/2021
Pam Burns	La Grande	OR	97850	8/26/2021
Alexandria Hyndman	Prosser	WA	99350	8/26/2021
Rachael Allen	Port Orchard	WA	98366	8/26/2021
Michael Hoyt	Kent	WA	98030	8/26/2021
Nicole Mulrony	Yakima	WA	98902	8/26/2021
Rachel Miller	Peshastin	WA	98847	8/26/2021
Jessica Stagner	Cle Elum	WA	98922	8/26/2021
Tara Dowd	Spokane	WA	99206	8/26/2021
Breanna Hagen	Edmonds	WA	98026	8/26/2021
Jadyn Gibbs	Enumclaw	WA	98022	8/26/2021
Paula hatcher	malaga	WA	98828	8/26/2021
Brenda Crist	Seattle	WA	98155	8/26/2021
Amanda Banik	Seattle	WA	98178	8/26/2021
melia krohn	Issaquah	WA	98027	8/26/2021
Gretchen S	Long Beach	CA	90803	8/26/2021
Lindyno Beutler	Sedro Woolley	WA	98284	8/26/2021
Kim Darnall	Ellensburg	WA	98926	8/26/2021
Sabrina Moss	Bothell	WA	98011	8/26/2021
annika asling	Lynnwood	WA	98058	8/26/2021
Lexxie Dugan	Mattawa	WA	99349	8/26/2021

Tiffany RICHARDSON	ROY	WA	98580	8/26/2021
Kendra Strahm	Easton	WA	98925	8/26/2021
Virginia Coffman	Prosser	WA	99350	8/26/2021
Nick Webb	Walla Walla	WA	99362	8/26/2021
Lynnette Lutchendorf	Orting	W.A	98360	8/26/2021
Rebecca Cook	Spokane	WA	99205	8/26/2021
Derek Kiser	Puyallup	WA	98375	8/26/2021
Cynthia Bayles	Coupeville	WA	98239	8/26/2021
Moriah Holk	La Center	WA	98629	8/26/2021
Aleah Watterson	Seattle	WA	98198	8/26/2021
Angela Wilson	Washougal	WA	98671	8/26/2021
Peggy Sperry	Maple Valley	WA	98038	8/26/2021
Dana Jones	Grandview	WA	98930	8/26/2021
Susan Pierce	Bothell	WA	98012	8/26/2021
Nick Ames	Bozeman	MT	59715-5000	8/26/2021
Marcia Pace	Ellensburg	WA	98926	8/26/2021
Caitlyn McFarland	Auburn	WA	98092	8/26/2021
Jacklyn Berreth	Lakewood	WA	98499	8/26/2021
Anne Ward	Issaquah	WA	98027	8/26/2021
Elizabeth Torrey	Carlton	OR	97111	8/26/2021
John Pascarella	Portland	OR		8/26/2021
Tiffany Doyle	Snohomish	WA	98296	8/26/2021
Eddie Landry	Greenacres	WA	99016	8/26/2021
Mary Outcat	Issaquah	WA	98027	8/26/2021
Jennifer Albertson	Rainier	WA	98576	8/26/2021
Raegan Chevalier	Puyallup	WA	98375	8/26/2021
Courtney Smith	Spokane	WA	99206	8/26/2021
Ashley Baker	Issaquah	WA	98027	8/26/2021
Lola Fontana	Maple Valley	WA	98038	8/26/2021
ashley hunstock	Graham	WA	98338	8/26/2021
Lacie Hogan	Seattle	WA	98144	8/26/2021
Nevaeh Morrison	Tulare		57476	8/26/2021
Heidi West	Bend	OR	97703	8/26/2021
Kimberly Clinton	Pacific	WA	98047	8/26/2021
Olivia Moore	Auburn	WA	98002	8/26/2021
Preston Lyons	Burlington	WA	98233	8/26/2021
Caitlyn Greiser	Pullman	WA	99163	8/26/2021
Caitlin Arden	Brier	WA	98036	8/26/2021
Tami Pernaa	Renton	WA	98058	8/26/2021
coralynn myers	Cle Elum	WA	98922	8/26/2021
Barbara Thomas	Portland	OR	97206	8/26/2021
Amber Murchison	Elma	WA	98541	8/26/2021
Allyson Burlington	Chewelah	WA	99109	8/26/2021
Stephanie Bleakmore	Belfair	WA	98528	8/26/2021
Dawn Gronlind	loon lake	WA	99148	8/26/2021
Caroline Moser	Wenatchee	WA	98801	8/26/2021
Glen hagerman	Black Diamond	WA	98010	8/26/2021

Jamilynne Morris	Gettysburg		17325	8/26/2021
Kristyn Brown	Spokane	WA	99223	8/26/2021
Holly Zukowski	Lake Stevens	WA	98258	8/26/2021
Kristi Clark	Auburn	WA	98002	8/26/2021
Julie Schram	Hamilton	MT	59840	8/26/2021
Sandy Borek	White Rock		V4B	8/26/2021
Janet Keller	Fall City	WA	98024	8/26/2021
Jerri Tuck	Everett	WA	98203	8/26/2021
Heather Huck Leiker	Kent	WA	98032	8/26/2021
Jamie Wyatt	Federal Way	WA	98003	8/26/2021
Serina Patel	CARNATION	WA	98014	8/26/2021
Lisa Knutson	Yakima	WA	98908	8/26/2021
Jodi Winter	Enumclaw	WA	98022	8/26/2021
Hesther Valle	Auburn	CA	95603	8/26/2021
Sierra Wentling	Colbert	WA	99005	8/26/2021
rylee harris	Maple Valley	WA	98038	8/26/2021
Kate-Lynn Michaelson	Enumclaw	WA	98022	8/26/2021
Melissa Mohr	Seattle	WA	98166	8/26/2021
Emilie Everett	Ellensburg	WA	98926	8/26/2021
Maureen Mastrobattista	Seattle	WA	98199	8/26/2021
Celene Gohsman	Cle Elum	WA	98922	8/26/2021
Mia Martin	Chehalis	WA	98532	8/26/2021
Nathan Black	Walla Walla	WA	99362	8/26/2021
Suzanne Parr	Brush Prairie	WA	98606	8/26/2021
Zachary LaRoche	Pacific	WA	98047	8/26/2021
emma Morgan	Seattle	WA	98102	8/26/2021
Lisa Filbert	Depoe Bay	OR	97341	8/26/2021
Whitney Spicher	Snohomish	WA	98290	8/26/2021
lackie Williams	Enumclaw	WA	98022	8/26/2021
Constance Uribe	Cle Elum	WA	98923	8/26/2021
India Campbell	Snohomish	WA	98296	8/26/2021
Karli Showalter	Seattle	WA	98102	8/26/2021
Elissa Wellhausen	Valley	WA	99181	8/26/2021
Shantell Willie	Spokane Valley	WA	99216-2099	8/26/2021
karen kremer	roslyn	WA	98941	8/26/2021
Kristina Bock	Kirkland	WA	98034	8/26/2021
lo Stamper	Granite City	IL	62040	8/26/2021
Amber Luce	Federal Way	WA	98003	8/26/2021
Christina Berg	Moses Lake	WA	98837	8/26/2021
Robbin Kosinski	Stanwood	WA	98292	8/26/2021
Cheryl Van ackeren	Puyallup	WA	98372	8/26/2021
Kawai Nahoopii	Sedro-Woolley	WA	98284	8/26/2021
Elise Valsquier	Stanwood	WA	98292	8/26/2021
Barbara and Ed McGrew	Ellensburg	WA	98926	8/26/2021
Keri Kaestner	Cle Elum	WA	98922	8/26/2021
Lucca M	Maple valley	WA	98038	8/26/2021
Shelby Alfonso				8/26/2021

Ellen Leckrone	Steilacoom	WA	98388	8/26/2021
Karen Scott	Valley	WA	99181	8/26/2021
Jennifer Carlson	Eugene	OR	97401	8/26/2021
Katie Gauthier				8/26/2021
Gerrianne Nicholls	Snohomish	WA	98290	8/26/2021
Avery Jacob	Pullman	WA	99163	8/26/2021
Seth Reynolds	Cle Elum	WA	98922	8/26/2021
Jennifer Sellers	Colbert	WA	99005	8/26/2021
Kristina Sheridan	Maple Valley	WA	98038	8/26/2021
Kristina Reynolds	Cle Elum	WA	98922	8/26/2021
Travis Kretschman	Cle elum	WA	98922	8/26/2021
Heidi Klee	Seattle	WA	98117	8/26/2021
Kelsey Nicholls	Everett	WA	98208	8/26/2021
Lisa Thornberry	Vancouver	WA	98682	8/26/2021
Carol Percival	Woodinville	WA	98077	8/26/2021
Dave Potash	Pacific	WA	98047	8/26/2021
Arlie Ireland	Tacoma	WA		8/26/2021
barry Callaway	Ellensburg	WA	98926	8/26/2021
Lori Hadley	Eatonville	WA	98328	8/26/2021
Monin Fries	Lynnwood	WA	98087	8/26/2021
Glenn Phipps	Arlington	WA	98223	8/26/2021
Melissa OBrien	Redmond	WA	98053	8/26/2021
Derise Warner	Graham	WA	98338	8/26/2021
Tamara Barnhart	Seattle	WA	98105	8/26/2021
Harper Ford	Missoula	MT	59808	8/26/2021
Pamela Hill	Auburn	WA	98092	8/26/2021
Kathy Rundhaug	Woodinville	WA	98077	8/26/2021
Carolyn Knick	Cle Elum	WA	98922	8/26/2021
Shanley Curtis	Bothell	WA	98021	8/26/2021
Laura Braya	Danville	KY	40422	8/26/2021
Maggie Rikard	Seattle	WA	98103	8/26/2021
William Hyde	Selah	WA	98942	8/26/2021
Holly Miller	Arlington	WA	98223	8/26/2021
Celia Wilson	Reno		89503	8/26/2021
Lyniah Rodriguez	Old Hickory		37138	8/26/2021
DeAnne Moore	Eatonville	WA	98328	8/26/2021
Nicole Brookshire	Olympia	WA	98516	8/26/2021
Sandra Charbonneau	Steilacoom	WA	98388	8/26/2021
lustin Barnhart	Seattle	WA	98144	8/26/2021
Christina O'Brien	Pasco	WA	99301	8/26/2021
Patty Tohidi	Woodbury	NJ	8096	8/26/2021
Chelsea Kelley	Seattle	WA	98188	8/26/2021
Miranda Conrad	Seattle	WA	98117	8/26/2021
cj wedding	Pacific	WA	98047	8/26/2021
Gina Madson	Seattle	WA	98042	8/26/2021
Randi Townr	Lake Stevens	WA	98258	8/26/2021
Ava Bray	Seattle	WA	98117	8/26/2021

Patricia Culleton	Seattle	WA	98072	8/26/2021
Lori Lennox	Aberdeen	WA	98520	8/26/2021
Robert Looney	Puyallup	WA	98374	8/26/2021
Jennifer Mccullough	Everett	WA	98208	8/26/2021
Tracy Schriever	Carnation	WA	98014	8/26/2021
Hillary Kintz	Issaquah	WA	98027	8/26/2021
Lisa Eppley	Carnation	WA	98014	8/26/2021
Jeanna Taylor	Seattle	WA	98296	8/26/2021
Evie Stenberg	Seattle	WA	98101	8/26/2021
John Meriwether	Portland	OR	97225	8/26/2021
Alexis Gaub	Graham	WA	98338	8/26/2021
Linda Spurlock	Zillah	WA	98953	8/26/2021
Victoria Dowdy	Arlington	WA	98223	8/26/2021
Kristy Johnson	Spanaway	WA	98387	8/26/2021
Sandra Davis	Newnan	GA	30265	8/26/2021
Denise Tobey	Chehalis	WA	98532	8/26/2021
Debra Goodfellow	Arlington	WA	98223	8/26/2021
Patricia Judson	Auburn	WA	98092	8/26/2021
Nicole Penner	Arlington	WA	98223	8/26/2021
Olivia Trail	Bozeman	MT	59718	8/26/2021
Cheryle Whisenhunt	Wenatchee	WA	98801	8/26/2021
Rebecca Roper	Moses Lake	WA	98837	8/26/2021
Kimberly Roberts	Poulsbo	WA	98370	8/26/2021
riley fanberg	Bainbridge Island	WA	98110	8/26/2021
Cara Seekell	Hall	MT	59837	8/26/2021
Tina Mathews	Graham	WA	98338	8/26/2021
Kerry Anderson	Duvall	WA	98019	8/26/2021
Karen Dornes	redmond	OR	97756	8/26/2021
Pam Tutino	Cle Elum	WA	98922	8/26/2021
Samantha Cooper	Hebron	IN	46341	8/26/2021
Denise Clark	Woodinville	WA	98072	8/26/2021
Diane Lepsig	Clear Elum	WA	98922	8/26/2021
Thomas Ballard	Cle Elum	WA	98922	8/26/2021
lulian Ballard	Conway	AR	72032	8/26/2021
Debbie Blackwell	Spokane	WA	98208	8/26/2021
Mark Rhoton	Cle Elum	WA	98922	8/26/2021
ionja Beal	Kent	WA	98032	8/26/2021
essica Ballard	Searcy	AR	72143	8/26/2021
Madi Cohen	Mccleary	WA	98557	8/26/2021
Karen Perry	Kirkland	WA	98033	8/26/2021
auren Obregon	Graham	WA	98338	8/26/2021
Caren Boothe	Vancouver		98685	8/26/2021
Cheryl Johnson	Ellensburg	WA	98926	8/26/2021
anya Slack	Seattle	WA	98102	8/26/2021
essica Clayton	Spokane	WA	99202	8/26/2021
Dynae Ingle	Snohomish	WA	98290	8/26/2021
nadison mcclanahan	Sacramento	CA	95814	8/26/2021

Samantha Robbins	Ellensburg	WA	98926	8/26/2021
Lynn Noel	Nine Mile Falls	WA	99026	8/26/2021
Linda Eastwood	Bainbridge Island	WA	98370	8/26/2021
Jennifer Laible	Snohomish	WA	98290	8/26/2021
Debra Hoberg	Puyallup	WA	98374	8/26/2021
CLAUS GILOI	Redmond	WA	98052	8/26/2021
Sarah Armstrong	Federal Way	WA	98003	8/26/2021
Brenda Fromhold	Graham	WA	98338	8/26/2021
Angela Steele	Seattle	WA	98103	8/26/2021
Kevin Coyne	Seattle	WA	98115	8/26/2021
Morgan Griffith	Bainbridge Island	WA	98110	8/26/2021
Roxann Snow	Vashon	WA	98070	8/26/2021
Mark Mattke	Otis Orchards	WA	99027	8/26/2021
Tegan Carlson	Spokane	WA	99205	8/26/2021
Suzette Razzolini	Benton City	WA	99320	8/26/2021
Cassylee Mead	Lake Stevens	WA	98258	8/26/2021
Kelsey McCarty	Bozeman	MT	59717	8/26/2021
Gabrielle Devlin	Port Angeles	WA	98362	8/26/2021
Teresa Gardner	Beaverton	OR	97007	8/26/2021
Morgan Roe	Seattle	WA	98104	8/26/2021
Kelsie Nickerson	Burlington	WA	98233	8/26/2021
Michelle Neville	Seattle	WA	98102	8/26/2021
Amanda Dickinson	Yakima	WA	98902	8/26/2021
Theresa J Cappa	Seattle	WA	98118	8/26/2021
Samantha Etsell	Arlington	WA	98223	8/26/2021
Heidi Hughes	Tenino	WA	98589-9451	8/26/2021
Andrea Purvis	Seattle	WA	98118	8/26/2021
Cathy Apperson	Prineville	OR	97754	8/26/2021
Donna Scott	Spokane	WA	99202	8/26/2021
Leeanne Shannon	Colville	WA	99114	8/26/2021
Jennifer Wyatt	Mica	WA	99023	8/26/2021
Marissa Manning	Vaughn	WA	98394	8/26/2021
Traci Loebbecke	Spanaway	WA	98387	8/26/2021
Kenneth Richards	Roslyn	WA	98941	8/26/2021
KELSEY VOSS	Spokane	WA	99206	8/26/2021
Keri Coleman	La Center	WA	98629	8/26/2021
Lynne Guhlke	Davenport	WA	99122	8/26/2021
Sharon Danitschek	Snohomish	WA	98290	8/26/2021
Cody Noyes	Ellensburg	WA	98926	8/26/2021
Kathy Grasher	Seattle	WA	98118	8/26/2021
Mary Bishop	Scottdale	AZ	85258	8/26/2021
Sandra Satre	Cheney	WA	99004	8/26/2021
lim Beidle	Arlington	WA	98223	8/26/2021
Rosemarie Prouty	Mundelein	IL	60060	8/26/2021
Noemi Scatena	Irvine		92606	8/26/2021
lanie Larson	Ellensburg	WA	98926	8/26/2021
Brooklyn Houston	Moscow	ID	83843	8/26/2021

Kelly Stearns	warrenton	OR	97146	8/26/2021
Joyce Cook	Yelm	WA	98597	8/26/2021
Eunice Kosters	Duvall	WA	98919	8/26/2021
DELORES MARINO	Spanaway	WA	98387	8/26/2021
Cathy Shumaker	Roy	CA	98580	8/26/2021
Mary Little	Arlington	WA	98223	8/26/2021
Carrie brave	Sultan	WA	98294	8/26/2021
Ahna Soli	Olympia	WA	98516	8/26/2021
Daniele Hayes	Seattle	WA	98109	8/26/2021
Amy Isidro	Vashon	WA	98070	8/26/2021
Judith Hoyle	Seattle	WA	98101	8/26/2021
Dani Gamble	Cle Elum	WA	98922	8/26/2021
Abigail Martin	Potlatch	ID	83855	8/26/2021
Shelly Rawley	Sacramento	CA	95814	8/26/2021
Lori Thompson	Ellensburg	WA	98926	8/26/2021
Rick Klug	Arlington	WA	98233	8/26/2021
kate Braunstein	cashmere	WA	98815-9456	8/26/2021
Tina Mcdougall	Concord	CA	94521	8/26/2021
Mandi Reinders	Sioux Falls	SD	57103	8/26/2021
Cindy Honcoop	Bellingham	WA	98226	8/26/2021
Natasha Chornesky	Issaquah	WA	98105	8/26/2021
Jessica Rapp	Brighton	со	80601	8/26/2021
Lisa Tweed	Ellensburg	WA	98926	8/26/2021
Jamie Rubright	Ferndale	Î	98248	8/26/2021
Wendy Metzger	Lake Stevens	WA	98258	8/26/2021
Tim Slaker	Seattle	WA	98122	8/26/2021
Diane Way	Seattle	WA	98105	8/26/2021
Lori Fair	Seattle	WA	98589	8/26/2021
Sandy Goudge	Ellensburg	WA	98926	8/26/2021
Sonja Ohldag	El cerrito	CA	94530	8/26/2021
Mary Altice	Seattle	WA	98117	8/26/2021
Connee Rosser	Ellensburg	WA	98926	8/26/2021
Charles Merrill	Ellensburg	WA	98926	8/26/2021
Marilee Saucedo	Yakima	WA	98908	8/26/2021
Sherrie Cooper	Snohomish	WA	98290	8/26/2021
Laura Field	Redmond	OR	97756	8/26/2021
Lisa Mullen	Concord	CA	94521	8/26/2021
Diana Johns	Woodinville	WA	98033	8/26/2021
Danielle Vance				8/26/2021
Susan Holton	Renton	WA	98056	8/26/2021
Megan Flowers	Ronald	WA	98940	8/26/2021
Kaitlin Ryan	Issaquah	WA	98027	8/26/2021
Brittany Davis	Snohomish	WA	98290	8/26/2021
George Campbell	Bremerton	WA	98311	8/26/2021
Cara Civetta Claessens	Las Vegas	NV	89139	8/26/2021
Shannon Hopkins	Yakima	WA	98908	8/26/2021
Marian Carson	Spokane	WA	+	8/26/2021

Katie Heller	Clear Elum	WA	98922	8/26/2021
Chery Reid	Cle Elum	WA	98922	8/26/2021
kari payne	Port Angeles	WA	98362	8/26/2021
Maggie Gipson	Edgewood	WA	98371	8/26/2021
Kathi Charlton	Ellensburg	WA	98926	8/26/2021
Heather Houston	Seattle	WA	98166	8/26/2021
Alice Drobac	Sammamish	WA	98075	8/26/2021
Martin Comaianni	Bakersfield	CA	93312	8/26/2021
Sheryl D'Uva	COLVILLE	WA	991148713	8/26/2021
Elizabeth Roth	Seattle	WA	98101	8/26/2021
Braedan Tornow	Prosser	WA	99350	8/26/2021
Clea Morehart	Sammamish	WA	98074	8/26/2021
Kris Akehurst	Ellensburg	WA	98926	8/26/2021
Kristen Jentges	Portland	OR	97202	8/26/2021
Melinds Smull	Acme	WA	98220	8/26/2021
Linda Walzer	Hughson	CA	95326	8/26/2021
Vicki Booth	Olympia	WA	98501	8/26/2021
Teri Svendsen	Ellensburg	WA	98926	8/26/2021
Wanda Marquiss	Springdale	WA	99173	8/26/2021
Jessica Quimby	Seattle	WA	98122	8/26/2021
Gloria Maulding	Colville	WA	99114	8/26/2021
Jessica Johnson	Bothell	WA	98012	8/26/2021
Roxanne Nickerson	Marysville	WA	98270	8/26/2021
Kathleen Conley	Olympia	WA	98501	8/26/2021
Linda Ertsgaard	Custer	WA	98240	8/26/2021
Kaiyley Fox	Louisville		40204	8/26/2021
Penny Kniffen	Snohomish	WA	98296	8/26/2021
Sheila Hines	Anchorage	AK	99508	8/26/2021
Kathy Shaw	Seattle	WA	98126	8/26/2021
Gayle Nordholm	Snohomish	WA	98296	8/26/2021
Alexia Allen	Woodinville	WA	98077	8/26/2021
Pamela Rigg	Spokane	WA	99206	8/26/2021
Jennifer Croley	Seattle	WA	98101	8/26/2021
Shana Hines	Olympia	WA	98502	8/26/2021
Inger Bodin	Cheney	WA	99004	8/26/2021
Petra Cooley	Mount	WA	98223	8/26/2021
Jane Lewis	Camano Island	WA	98282	8/26/2021
Johnathon Quimby	Hoquiam	WA	98550	8/26/2021
Cindy Shull	Wenatchee	WA	98801	8/26/2021
Brenna Carr	Ferndale	WA	98248	8/26/2021
Summer Crosby	Bonney Lake	WA	98391	8/26/2021
Frances Ceraolo	Ellensburg	WA	98926	8/26/2021
Katie Gunter	Olympia	WA	98516	8/26/2021
KEN BUETTNER	Liberty Lake	WA	99019	8/26/2021
Amy Alder	Ellensburg	WA	98926	8/26/2021
Alexis Torres	Spokane	WA	99203	8/26/2021
Victoria Stukas	Kirkland	WA	98033	8/26/2021

Vickie Christopher	Auburn	WA	98092	8/26/2021
Sarah Miller	Seattle	WA	98117	8/26/2021
Larry Davis	Granite City	IL	62040	8/26/2021
Joy Daniels	Olympia	WA	98516	8/26/2021
Lori Van Zuyen	Richland	WA	99352	8/26/2021
Holly Ferguson	Moxee	WA	98936	8/26/2021
Carla Evans	Centralia	WA	98531	8/26/2021
Shannon ternes	Hermiston	OR	97838	8/26/2021
Cathy Dye	Graham	WA	98338	8/26/2021
Carolyn Easter	Seattle	WA	98122	8/26/2021
Jackie Epperson	Lakewood	WA	98499	8/26/2021
John Ward	Toledo	WA	98591	8/26/2021
Shauna Barlow	Bellevue	WA	98006	8/26/2021
Julie Porter	Bothell	WA	98011	8/26/2021
Vitas Stukas	Lake Mary	FL	32746	8/26/2021
Joanne Porter	Omaha	NE	68130	8/26/2021
Karen Rosario	Quincy	WA	98848	8/26/2021
marcie diamond	Harrah	WA	98933	8/26/2021
Greg Hannahs	Colbert	WA	99005	8/26/2021
Marika Saarinen	Seattle	WA	98115	8/26/2021
Rhonda Abbett-Carey	Sandy	OR	97055	8/26/2021
Anne Buckler	Seattle	WA	98104	8/26/2021
Kathy Henderson	Aberdeen	WA	98520	8/26/2021
Analisa Culy	Sumner	WA	98390	8/26/2021
Susan PAYNE	Maple Valley	WA	98038	8/26/2021
McKinzi Tanner	Chattaroy	WA	99003	8/26/2021
Heather Moorman	Kennewick	WA	99337	8/26/2021
Stephanie Mauritzen	Redmond	WA	98052	8/26/2021
Ruth Cammack	Moses Lake	WA	98837	8/26/2021
Constance Hauver	Moxee	WA	98936	8/26/2021
Dawn Boehnke	Kennewick	WA	99336	8/26/2021
Cindy K	Tacoma	WA	98404	8/26/2021
Kayla Hammond	Bellevue	WA		8/26/2021
/ivian Goldbloom	Seattle	WA	98116	8/27/2021
.orna Bourns	Sausalito	CA	94965-2313	8/27/2021
Carol Braman-Parker	Onalaska	WA	98570	8/27/2021
Cathy Dayton	Othe	WA	99344	8/27/2021
Debbie Moore	Snohomish	WA	98290	8/27/2021
Mitzi Tanis	Arlington	WA	98223	8/27/2021
Pat Lamont	Coupeville	WA	98239	8/27/2021
Micaela Raymond	Lewiston	ID	83501	8/27/2021
Sheila Mullins	Onalaska	WA	98570	8/27/2021
Connie Starr	Cle Elum	WA	\\8922	8/27/2021
Aubrey Adler	Snohomish	WA	98290	8/27/2021
Mary E Messmer	Woodinville	WA	98072	8/27/2021
Kenzie Williamson	Seattle	WA	98108	8/27/2021
Matthew Crosby	Graham	WA	98338	8/27/2021

Megan Finn	Fall City	WA	98024	8/27/2021
Barbara Becker	Oak Harbor	WA	98277	8/27/2021
Mitra Shafii	Seattle	WA	98103	8/27/2021
A Citro	Lopez Island	WA	98261-8901	8/27/2021
Maria Oldenburg	Seattle	WA	98115	8/27/2021
Alexis Knutson	Cle Elum	WA	98922	8/27/2021
Barbara Bennett-Penniston (honor of Cat Marrier)	Ellensburg	WA	98926	8/27/2021
Connie Hogue	string:MCCLEARY	WA	98557	8/27/2021
Susan Gerde	Carnation	WA	98014	8/27/2021
Erica Reinoehl	Seattle	WA	98102	8/27/2021
Elizabeth Hudson	College Place	WA	99324	8/27/2021
Raylene Collier	Salem	OR	97310	8/27/2021
Rachel Akins	Olympia	WA	98516	8/27/2021
Cheryl Sherman	Estados Unidos	WA	98908	8/27/2021
Jodi Walker	Kathryn	ND	58049	8/27/2021
Holly Slothower	Langley	WA	98260	8/27/2021
bryna ross	Hermosa beach	CA	90254	8/27/2021
Brian and Sue McCluskey	Carbonado	WA	98323	8/27/2021
florence fleming	seattle	WA	98112	8/27/2021
Kathleen Arnold	Snohomish	WA	98290	8/27/2021
Shelly Kerron	Langley		V2Y	8/27/2021
Penelope Booker	Marysville	WA	98270	8/27/2021
Aiden Rich	Poulsbo	WA	98370	8/27/2021
Sybil Bradley	Apopka	FL	32712	8/27/2021
Victoria Campanella	Ellensburg	WA	98926	8/27/2021
Barbara Aberle	Seattle	WA	98103	8/27/2021
Winter Lynne	Tacoma	WA	98445	8/27/2021
Laura Cole	Kirkland	WA	98033	8/27/2021
lennifer Williams	Deer Park	WA	99006	8/27/2021
ellen ostheller	Spokane	WA	99203	8/27/2021
Vickey Brons	Dufur	OR	97021	8/27/2021
acoba eernisse	Oak harbor	WA	98277	8/27/2021
Elizabeth Luna	Bothell	WA	98012	8/27/2021
Gretchen Ensley	Arlington	WA	98223	8/27/2021
amilee Shaffer	Portland	OR	97209	8/27/2021
ason Lamont	Oak Harbor	WA	98277	8/27/2021
Magen Stringfield	Tacoma	WA	98422	8/27/2021
Silvia Washington	Cosmopolis	WA	98537	8/27/2021
Frin Tenney	Seattle	WA	98115	8/27/2021
Carlene Haley	Seattle	WA	98121	8/27/2021
Grace Bigger	Snohomish	WA	98290	8/27/2021
Tom Adler	Seattle	WA	98166	8/27/2021
Mike Reinoehl	Deer park	WA	99006	8/27/2021
Tedra Brown	Snohomish	WA	98290	8/27/2021
Peggy Smith	lone	WA	99139	8/27/2021
ennifer Root	Cle Elum	WA	98922	8/27/2021

Samantha Nicks	Roundup	МТ	59072	8/27/2021
Kaela Huston	Renton	WA	98056	8/27/2021
Rose Henderson Peterson	Puyallup	WA	98374	8/27/2021
Ellen Gillespie-Miller	Spokane	WA	99003	8/27/2021
Terrie Goiney	shoreline	WA	98177	8/27/2021
Kari Lohr	Bothell	WA	98012	8/27/2021
Nickole Dimick	Seattle	WA	98188	8/27/2021
Jacquelyn Baker	Seattle	WA	98103	8/27/2021
Cindy Mclemore	Prosser	WA	99350	8/27/2021
Madalynn Schmalz	Yelm	WA	98597	8/27/2021
Cassandra Hull	Roundup	MT	59072	8/27/2021
Kelley vurik	Rancho Santa Margarita	CA	92688	8/27/2021
Lou Fitch	Bremerton	WA	98313	8/27/2021
Jacob Mena	La Puente		91746	8/27/2021
melissa garver	Yakima	WA	98908	8/27/2021
Judy Robertson	Pacific	WA	98047	8/27/2021
Sharon Kellerman	Renton	WA	98059	8/27/2021
Corrie Brown	Kent	WA	98031	8/27/2021
Amy Miller	Spokane	WA	99205	8/27/2021
Elizabeth Jones	Brantford		N3V	8/27/2021
Mary Jeffrey	Woodinville	WA	98072	8/27/2021
Raven Baxter	Burlington	WA	97233	8/27/2021
Michelle Maurer	Gig Harbor	WA	98335	8/27/2021
Vickie Sheehan	Puyallup	WA	98371	8/27/2021
N A	Monroe	WA	98272	8/27/2021
Colleen Maguire	Seattle	WA	98107	8/27/2021
Deana DeBoer	Concrete	WA	98237	8/27/2021
lanelle Reely	Spanaway	WA	98387	8/27/2021
charity cook	Spokane	WA	99208	8/27/2021
Elaine Marlow	Coupeville	WA	98239	8/27/2021
Kathy Woodard	Tacoma	WA	98403	8/27/2021
Diane Scanlan	Gilroy	CA	95020	8/27/2021
Ali Rainwater	Jacksonville	OR	97530	8/27/2021
Carrie Lavery	Vancouver	WA	98685	8/27/2021
an Carson	Gig Harbor	WA	98335	8/27/2021
.ori Irwin	Port Orchard	WA	98367	8/27/2021
Monica Renning	Everett	WA	98204	8/27/2021
Chloe Renhard	Olympia	WA	98516	8/27/2021
Pat Hall	Richland	WA	99352	8/27/2021
arah ott	Marysville	WA	98271	8/27/2021
im Ridgway	Ellensburg	WA	98926	8/27/2021
Ryan Renning	Renton	WA	98055	8/27/2021
Darby Evans	Port Orchard	WA	98366	8/27/2021
aterka Town	Seattle	WA	98107	8/27/2021
haron Gober	Chehalis	WA	98532	8/27/2021
lysia Ruvinsky	Redmond	WA	98052	8/27/2021
Ruth Hamilton	Yakima	WA	98908	8/27/2021

Tatum Buechle	Cie elum	WA	98922	8/27/2021
Morgan Mitchell	Bellingham		98226	8/27/2021
Patricia Banda	Renton	WA	98058	8/27/2021
Patrick Carl	Aberdeen	WA	98520	8/27/2021
Jenae Irwin	American Fork	UT	84003	8/27/2021
sue smith	Terrebonne	OR	97760	8/27/2021
Davian Sansom	Abilene		79606	8/27/2021
Amanda Hermansen		WA	98570	8/27/2021
Jill Lenington	Yakima	WA	98903	8/27/2021
Ruth Mount	Hunters	WA	99137	8/27/2021
Erin O'Malley	Duvall	WA	98019	8/27/2021
Leslie Hobbs	Onalaska	WA	98570	8/27/2021
Nicole Carter	Belfair	WA	98528	8/27/2021
Beth Carey	Woodinville	WA	98077	8/27/2021
Dean Wells	Gig Harbor	WA	98329	8/27/2021
Captain Laurence Roxby	Cle Elum	WA	98922	8/27/2021
Trinity Roberts	Madison		37115	8/27/2021
Mari Ann Eierman	Seattle	WA	98092	8/27/2021
Jennifer Hansen	Lakewood	WA	98498	8/27/2021
Janis Krassin	Arlington	WA	98223	8/27/2021
Kathy Lidke	Yakima	WA	98901	8/27/2021
Pam Hoikka	Summerville	OR	97876	8/27/2021
Michele Stamaris	Puyallup	WA	98375	8/27/2021
Linda Stevenson	Rathdrum	ID	83858	8/27/2021
Valerie Barker	Arlington	WA	98223	8/27/2021
Charmayne Garrison	Yelm	WA	98597	8/27/2021
lane Honeyman	Tigard	OR	97223	8/27/2021
Eva Cooley	Friday Harbor	WA	98250	8/27/2021
Siena Massey	Woodinville	WA	98072	8/27/2021
Katia Spiegelman	Sammamish	WA	98075	8/27/2021
amie Katanik	Burlington	WA	98233	8/27/2021
Courtney Lewis	Auburn	WA	98092	8/27/2021
isa Patroniti	Arlington	WA	98223	8/27/2021
isa Weyh	Belfair	WA	98528	8/27/2021
Christine Suydam	Seattle	WA	98102	8/27/2021
racy Steele	Moses Lake	WA	98837	8/27/2021
Ryan Jonsson	Elma	WA	98541	8/27/2021
ulz Carey	Bonney Lake	WA	98391	8/27/2021
Catherine Sears	Snohomish	WA	98290	8/27/2021
leather Spencer	Poulsbo	WA	98376	8/27/2021
Meribeth Geiger	Lakewood	WA	94849	8/27/2021
ess Freeman	Saint Maries	ID	83861	8/27/2021
inda Christiano	Ashland	WA	99301	8/27/2021
lailey Blackburn	Kirkland	WA	98034	8/27/2021
/laurene Stapel	Seattle	WA	98102	8/27/2021
vendy hall	Cambridge	VT	5444	8/27/2021
Cristin Daniels	Olympia	WA	98502	8/27/2021

Makennah Eyerly	Roslyn	WA	98941	8/27/2021
Russ Brethower	Ellensburg	WA	98926	8/27/2021
Liz Tukey	Marysville	WA	98270	8/27/2021
Pamela Beaverson	Bend	OR	97701	8/27/2021
Vicki Berlin	Edmonds	WA	98026	8/27/2021
Elizabeth Dunlap	Stanwood	WA	98292	8/27/2021
Sandra Myers	Oak Harbor	WA	98277	8/27/2021
Marie schofield	Lyle	WA	98635	8/27/2021
Brooke Velthuizen	Bellingham	WA	98229	8/27/2021
Carol Gillespie	Newport	WA	99156	8/27/2021
Gisella Tuttle, DVM	Omak	WA	98840	8/27/2021
Christine Headley	Seattle	WA	98102	8/27/2021
Carol Hammer	Seattle	WA	98198	8/27/2021
Tami Louie	Amboy	WA	98601	8/27/2021
Gloria Hoff	Omak	WA	98&41	8/27/2021
Kareena Fountain	Yelm	WA	98597	8/27/2021
Lori Velthuizen	Lynden	WA	98264	8/27/2021
Jessica Goode	Bellingham	WA	98226	8/27/2021
Shawna Dudley	Gold bar	WA	98251	8/27/2021
Cindy Kramer	Omak	WA	98841	8/27/2021
Ellie Gallion	Seattle	WA	98198	8/27/2021
Virginia Powell	Moxee	WA	98936	8/27/2021
Laureen Wilkerson	Maple Valley	WA	98038	8/27/2021
Barbara A Cline	Olympia	WA	98516	8/27/2021
Louis Streck	Enumclaw	WA	98022	8/27/2021
Jamie Krueger	Pullman	WA	99163	8/27/2021
Julie Paddock	Poulsbo	WA	98370	8/27/2021
Gabriel Lavalle	Monroe	WA	98272	8/27/2021
Roberta Daniels	East Wenatchee	WA	98802	8/27/2021
loanne Lauzon	Redmond	WA	98053	8/27/2021
Carla mai	Seattle	WA	98126	8/27/2021
Paulette Chaussee	Orting	WA	98360	8/27/2021
Alyssa Branham	Gig Harbor	WA	98335	8/27/2021
Tara Hogan	Gig Harbor	****	98335	8/27/2021
Ashley Strid	Bothell	WA	98012	8/27/2021
Samantha Graham	Ellensburg	WA	98926	8/27/2021
Manuela Scheu	Seattle	WA	98122	8/27/2021
Marion Christenson	Ellensburg	WA	98926	8/27/2021
Krista Zwan	Belfair	WA	98528	8/27/2021
Holly Mulvenon	Everett	WA	98208	8/27/2021
Cynthia Faith	Kennewick	WA	99337	8/27/2021
Brenda Gillen	Arlington	WA	98223	8/27/2021
Cherie Neff	Deer Park	WA	99006	8/27/2021
ennifer Carlson	Seattle	WA	98236	8/27/2021
CLAIRE TYBURC		WA	98236	8/27/2021
	Maple Valley East Wenatchee	WA	98802	
Michelle Burchett			+	8/27/2021
.aura Oliver	Seattle	WA	98133	8/27/2021

Connie Patterson	Olympia	WA	98516	8/27/2021
CONNIE BAILEY	OLYMPIA	WA	98512-9228	8/27/2021
Peter Jones	Port Orchard	WA	98367	8/27/2021
Amy Marquez	Carnation	WA	98014	8/27/2021
JUDY MALONEY	Kent	WA	98042	8/27/2021
Breanna McFarland	Colville	WA	99114	8/27/2021
Sue Westergard	Walla Walla	WA	99362	8/27/2021
Debra Hettrick	McFarland	WI	53558	8/27/2021
Zoe .		WA		8/27/2021
Kelli Webber	Lynnwood	WA	98338	8/27/2021
Kathy Shannon	Cle Elum	WA	98922	8/27/2021
Anna Carlson	Snohomish	WA	98290	8/27/2021
Jessica Blumenthal	Maple Valley	WA	98038	8/27/2021
Jody Traina	Medford	OR	97504	8/27/2021
Kelly Boyd	Woodinville	WA	98077	8/27/2021
Deanna Shaw	Auburn	WA	98092	8/27/2021
Sarah Forster	Kenmore	WA	98028	8/27/2021
Kimberly Lance	Seattle	WA	98102	8/27/2021
Shellie Coffman	Seattle	WA	98103	8/27/2021
Rosie Simikel	Spokane	WA	99212	8/27/2021
Mark A Ferguson	Bellingham	WA	98226	8/27/2021
Hana Malikova	Enumclaw	WA	98022	8/27/2021
Micaela Hix	Royse City		75189	8/27/2021
Susan Hartzell	Richland	WA	99352	8/27/2021
Patricia Watson	Snohomish	WA	98290	8/27/2021
Dixie Bailey	Portland	OR	97222	8/27/2021
lane Hoxsey	Wenatchee	WA	98801	8/27/2021
Michaela Nordheim	Valdosta	GA	31602	8/27/2021
Rosanne Peters	Spokane	WA	99224	8/27/2021
Alishia Yeager	Tacoma	WA	98445	8/27/2021
lessica Chavez	Puyallup	WA	98374	8/27/2021
Nat Smith	Port Orchard	WA	98366	8/27/2021
Christine Rose	Grays Harbor	WA	98552	8/27/2021
Diana nawfel	Everett	WA	98208	8/27/2021
Callisyn Evans	Lewiston	ID	83501	8/27/2021
Ashley Graden	Puyallup	WA	98374	8/27/2021
Claire Bland McNeil	Granite Falks	WA	98252	8/27/2021
Chantel Calixtro	Seattle	WA	98126	8/27/2021
rma Grogan	Ellensburg	WA	98926	8/27/2021
Carol Roberts	Kennewick	WA	99338	8/27/2021
Kara Markham	Vashon	WA	98070	8/27/2021
iarah Molda	Snohomish	WA	98290	8/27/2021
Michele Blankenheim	Sherwood	OR	97140	8/27/2021
Cristina Pratt	Seattle	WA	98108	8/27/2021
christina Avera	Buckley	WA	98321	8/27/2021
Ooris Berry	Yakima	WA	98901	8/27/2021
Cayla Owens	Ellensburg	WA	98926	8/27/2021

Jan Wallace	Mosier	OR	97040	8/27/2021
Sally Robinson	Enumclaw	WA	98092	8/27/2021
Terri Edwards	Kennewick	WA	99337	8/27/2021
Kody Christensin				8/27/2021
Joanna Tracy	Lynnwood	WA	98087	8/27/2021
Marietta Gentry	Kennewick	WA	99336	8/27/2021
Vern Bland	Klamath Falls	OR	97603	8/27/2021
Hannah Aguilera	Lake Stevens	WA	98258	8/27/2021
Mary Furio	Everett	WA	98204	8/27/2021
Merlene Manuel	Yelm	WA	98597	8/27/2021
Elizabeth Coles	Tacoma	WA	98466	8/27/2021
Nash Archer	Concord	WA	99206	8/27/2021
Debbie Bailey	Maple Valley	WA	98038	8/27/2021
Tonya Struble	Arlington	WA	98223	8/27/2021
Jennifer Jones	Wenatchee	WA	98801	8/27/2021
Carla Ling	Ellensburg	WA	98926	8/27/2021
Sally Millay	Juneau	AK	99801	8/27/2021
Jane Payton	Clayton	WA	99110	8/27/2021
Dorit Brown	Lewiston	ID	83501	8/27/2021
Cynthia Wilson	Seattle	WA	98166	8/27/2021
Janine Jaro	Buhl	ID	83316	8/27/2021
Ann Leroux	Eatonville	WA	98328	8/27/2021
Deann Judge	Duvall	WA	98019	8/27/2021
Marita Lesch	Redmond	WA	98052	8/27/2021
Maggie Irvin	Renton	WA	98055	8/27/2021
Karen Griffith	Cashmere	WA	98815	8/27/2021
Mary Groshong	Seattle	WA	98117	8/27/2021
Renee Hall	Seattle	WA	98101	8/27/2021
Toni Crawford	palouse	WA	99161	8/27/2021
Tara Buel	Yelm	WA	98597	8/27/2021
Julianne Hunt	Bonney Lake	WA	98391	8/27/2021
Sheona Bierer	Yacolt	WA	98675	8/27/2021
Wendy MacColman	Puyallup	WA	98375	8/27/2021
Iulia LaSeur	Longview	WA	98632	8/27/2021
locelyn Ehlers	Hazel Dell	WA	98665	8/27/2021
ulie Valdez	Mountlake Terrace	WA	98043	8/27/2021
ori Binskin	Bellingham	WA	98230	8/27/2021
indy garnjost	Longmont	CO	80501	8/27/2021
Christine Backes	Seattle	WA	98103	8/27/2021
Frin Lampe	North Bend	WA	98391	8/27/2021
. Reininger	Issaguah	WA	98027	8/27/2021
Robin Beckman	Renton	WA	98059	8/27/2021
Pamela Knudsen	Bainbridge Island	WA	98110	8/27/2021
Clarissa Stevens	Sammamish	WA	98074	8/27/2021
Stacy Meyer	Ellensburg	WA	98926	8/27/2021
Samantha Farrell	Seattle	WA	98926	8/27/2021
Catherine SULLIVAN	Sammamish	WA	98075	8/27/2021

Carmen Stafford	Kennewick	WA	99336	8/27/2021
Donna Tarabochia	Federal Way	WA	98003	8/27/2021
Eileen Sorg	Bremerton	WA	98310	8/27/2021
Judy Hedreen	Snohomish	WA	98290	8/27/2021
Maya Huberman	Bothell	WA	98011	8/27/2021
Jordyn Sauer	East Wenatchee	WA	98802	8/27/2021
Jennifer Ventoza-Sybouts	Renton	WA	98058	8/27/2021
Ellen Gradwell	Seattle	WA	98105	8/27/2021
Amy Belisle	Anchorage	AK	99516	8/27/2021
Marilyn Bray	Spokane	WA	99216	8/27/2021
Allissa Beckman-Spaeth	Snohomish	WA	98290	8/27/2021
Ashley Bush	Stanwood	WA	98292	8/27/2021
mandy denton	Monroe	WA	98272	8/27/2021
Kelita Rogers	Easton	WA	98925	8/27/2021
Rachel Demyan	Bellevue	WA	98004	8/27/2021
Heather Sutter	Seattle	WA	98102	8/27/2021
Regina Galbawy	Cle Elum	WA	98922	8/27/2021
Andrea Helton	Arlington	WA	98223	8/27/2021
Melissa Jaten	North Bend	WA	98045	8/27/2021
Gail Williams	Zillah	WA	98953	8/27/2021
Rebecca Gore-Clark	Poulsbo	WA	98370	8/27/2021
Bev Kluth	Cle elum	WA	98922	8/27/2021
Anna Kulikova	Kenmore	WA	98028	8/27/2021
Sarah Dean	Port Townsend	WA	98368	8/27/2021
Valerie Hanvold	Seattle	WA	98118	8/27/2021
Anne Lise Brooks	Pullman	WA	99163	8/27/2021
Abigail Isaac	Snohomish	WA	98290	8/27/2021
Angela Nebeker	Seattle	WA	98105	8/27/2021
Claire Chouaniere	Bellingham	WA	98226	8/27/2021
Patricia Ziemer	Medford	OR	97501	8/27/2021
lessica Reaves	Cle Elum	WA	98922	8/27/2021
Lola Michelin	Seattle	WA	98125	8/27/2021
Donna Baxter	Vashon	WA	98070	8/27/2021
Brittany Lowe	Bainbridge Island	WA	98110	8/27/2021
Dolores Lee	Mount Vernon	WA	98273	8/27/2021
Gaylene Brown	Castle Rock	WA	98611	8/27/2021
Rebecca Renn	Olympia	WA	98501	8/27/2021
Katie Grimes	Bothell	WA	98012	8/27/2021
ila Cadwallader	Yakima	WA	98902	8/27/2021
lana Bajema	Stanwood	WA	98292	8/27/2021
Heather Travis	Hillsboro	OR	97124	8/27/2021
Chloe LaMonica	Beaverton	OR	97007	8/27/2021
lulia Drew	Seattle	WA	98117	8/27/2021
Karen Ingalls	Ravensdale	WA	98051	8/27/2021
ynne Olmos	Morton	WA	98356	8/27/2021
Susan Tenney	Seattle	WA	98118	8/27/2021
Nancy Meyers	Sammamish	WA	98075	8/27/2021

Galadriel Nichols	Port Townsed	WA	98368	8/27/2021
Vivian Eason	Centralia	WA	98579	8/27/2021
Breanna Howell	East Wenatchee	WA	98802	8/27/2021
Linda Hermanns	Waitsburg	WA	99361	8/27/2021
Cindy Okinczyc	Port Townsend	WA	98368	8/27/2021
Kailey Candeaux	North Plains	OR	97133	8/27/2021
Aviva Beach	Yakima	WA	98909	8/27/2021
Jaime Johnson	Seattle	WA	98155	8/27/2021
April Yancey	Seattle	WA	98119	8/27/2021
Russell Lowell	Sultan	WA	98294	8/27/2021
Patricia O'Brien	Redmond	WA	98052	8/27/2021
Laura Huddlestone	Seattle	WA	98106	8/27/2021
Maggie Taber	Seattle	WA	98133	8/27/2021
Sabrina Lashmet	Bainbridge Island	WA	98110	8/27/2021
shanie cohen	Pacific	WA	98047	8/27/2021
	Onalaska	WA	98570	8/27/2021
Sandy Carr Victoria Brown		WA	98110	8/27/2021
	Bainbridge Island			8/27/2021
Robert Blevins	Yakima	WA	98901	
Cassidy Long	Graham	WA	98338	8/27/2021
Julia Phillips	Portland	OR	97203	8/27/2021
Melissa Renk	Battle Ground	WA	98604	8/27/2021
Nicole Edmunds	Bellingham	WA	98226	8/27/2021
Eve Rice	Yakima		98908	8/27/2021
Stanford & Pam Pauley	Kenmore	WA	98028	8/27/2021
Dawn Torzewski	Seattle	WA	98371	8/27/2021
Jeremy Catron	Wahiawa	HI	96786	8/27/2021
Kenneth Campbell	Poulsbo	WA	98370	8/27/2021
Mary Lou Miller	Arlington	WA	98223	8/27/2021
Erik Simonson	Aberdeen	WA	98520	8/27/2021
Terry Markmann RN,MA	Seattle	WA	98115	8/27/2021
Tamra Burleson	Salem	OR	97303	8/27/2021
Amanda Bassett	Moses Lake	WA	98837	8/27/2021
Brian Woldseth	Cle Elum	WA	98922	8/27/2021
Christina Leclaire	Seattle	WA	98155	8/27/2021
Ame Kaiser	Issaquah	WA	98027	8/27/2021
Rachelle Erickson	Puyallup	WA	98375	8/27/2021
Carrie Pederson	Sumner	WA	98391	8/27/2021
Lori Uhler	Yelm	WA	98597	8/27/2021
Sara Davis	Seattle	WA	98115	8/27/2021
Rachel Mundell	Kingston	WA	98346	8/27/2021
Hera Minkove	Tacoma	WA	98422	8/27/2021
Pam Nielsen	Sultan	WA	98294	8/27/2021
Reidun Koren	S Cle Elum	WA	98943	8/27/2021
Jenny Blanscet	Arlington	WA	98223	8/27/2021
Keilaynah Pedro-Erickson	South Hill	WA	98391	8/27/2021
Caro Bohn	Clifton	NJ	7014	8/27/2021
Randy Sanchez	Irvine	-t-	92603	8/27/2021

susan thomas	Ellensburg	WA	98926	8/27/2021
Jordan Wilcox		WA		8/27/2021
Zavannah Kettle	Quilcene	WA	98376	8/27/2021
Connie Irving	Port Angeles	WA	98363	8/27/2021
Josie lemke	Hesperia	CA	92345	8/27/2021
Jessie Taylor	Maple Valley	WA	98038	8/27/2021
Kara Walter	Gig Harbor	WA	98335	8/27/2021
Jessica Koneski	Goose Creek		29445	8/27/2021
Jolenel Ahlberg	Enumclaw	WA	98022	8/27/2021
Donna Gates	Rice	WA	99167	8/27/2021
Wendy Walsh	Forks	WA	98331	8/27/2021
Chrystal Wakeham	Spokane	WA	99227	8/27/2021
Alicia Litton	Seattle	WA	98119	8/27/2021
Chanda Gunter	Lebanon	OR	97355	8/27/2021
Debbie Jankanish	Spanaway	WA	98387	8/27/2021
Terri ⁷ Frolick	Seattle	WA	98115	8/27/2021
Jennifer House	Elma	WA	98541	8/27/2021
Melissa Bunkelman	Arlington	WA	98223	8/27/2021
Caren McMillen	Redmond	WA	98052	8/27/2021
JANICE Hammerstrom	Ravensdale	WA	98051	8/27/2021
lacob Gunns	Tacoma	WA	98407	8/27/2021
Peggy Jo Faria	Ocean Shores	WA	98569	8/27/2021
Olivia Tobin	Poulsbo	WA	98370	8/27/2021
Trese Markee	Colbert	WA	99005	8/27/2021
Debra Peale	Mesa	WA	99343	8/27/2021
loleen Philpott	Clear Elum	WA	98922	8/27/2021
Doris McCary	Pasco	WA	99301	8/27/2021
Sarah Oxnard	Exeter	NH	3833	8/27/2021
Dana Clacton	Auburn		98002	8/27/2021
Tyrel Wafford	Bend		97702	8/27/2021
Renee Lirette	Cle Elum	WA	98922	8/27/2021
Margot Carter	Oak Harbor	WA	98277	8/27/2021
Christine Zaugg	Spokane	OR	99207	8/27/2021
Victoria Rosania	Morristown 85342	AZ	85361	8/27/2021
Brenda Brown	Rochester	WA	98579	8/27/2021
inda Clippinger	Carlisle	PA	17015	8/27/2021
Patrick Husting	Sammamish	WA	98074	8/27/2021
Nancy Smith	Tacoma	WA	98446	8/27/2021
arry Stauffer	Cle Elum	WA	98922	8/27/2021
KeryJeane Gehling	South Padre Island	TX	78597	8/27/2021
ory Swan	Snohomish	WA	98296	8/27/2021
Bonnie Baldwin	Idaho Falls	ID	83401	8/27/2021
racey Butcher	Cocoa	FL	32927	8/27/2021
Ann Yanecek	Pacific	WA	98047	8/27/2021
amie Maloney	Seattle	WA	98111	8/27/2021
Belinda Castro	Sinton	TX	78387	8/27/2021
aime Proffitt	Dayton	ОН	45431	8/27/2021

Greg Gohsman Gohsman	Cle Elum	WA	98922	8/27/2021
Emma Dye	Snohomish	WA	98290	8/27/2021
Cynthia Gauthier	West Richland	WA	99353	8/27/2021
Deanna Foxworth	Kirkland	WA	98033	8/27/2021
Rebecca Swanson	Stanwood	WA	98292	8/27/2021
Kristi Gates	Sultan	WA	98294	8/27/2021
Alice Nalley	Yakima	WA	98902	8/27/2021
Autumn Skeen	Federal Way	WA	98023	8/27/2021
Viki Schimke	Seattle	WA	98103	8/27/2021
Robert Slominski	Broken Arrow	ОК	74012	8/27/2021
Linda Brewer	Kingston	WA	98346	8/27/2021
Leann Poussier	Carbonado	WA	98323	8/27/2021
stella bracken	snohomish	WA	98290	8/27/2021
Jess Nelson	Roslyn	WA	98941	8/27/2021
Erin Blakeney	Granite falls	WA	98252	8/27/2021
Lorri Eickert	Marysville	WA	98270	8/27/2021
Pam Drake		OR	97229	8/27/2021
Kathy Zender	Davenport	WA	99122	8/27/2021
Doneatta Godinez	Gold Bar	WA	98251	8/27/2021
Michelle Tignor	Cle Elum	WA	98922	8/27/2021
Leanne Teel	Gold Bar	WA	98251	8/27/2021
stephanie allgood	redmond	WA	98053	8/27/2021
Elizabeth Lasell-McCosh	Ellensburg	WA	98926	8/27/2021
Tiffany Hartley	Portland	OR	97216	8/27/2021
Rene Tobin	Gold Bar	WA	98251	8/27/2021
Hazel Hamilton	Portland	OR	97222	8/27/2021
Star Dykstra	Lake Stevens	WA	98258	8/27/2021
Mariah Fair	Kingston	WA	98346	8/27/2021
Andriana Halverson		WA	98922	8/27/2021
Robert Delvecchio	Ellensburg	WA	98926	8/27/2021
Candice Boyd	Kirkland	WA	98005	8/27/2021
Katrina Spadoni	Seattle	WA	98126	8/27/2021
Clara Tedford	Port Orchard	WA	98367	8/27/2021
lennifer Morgan	Poulsbo	WA	98370	8/27/2021
Charlotte Kemblle	Seattle	WA	98105	8/27/2021
Summer Kenesson	Gig harbor	WA	98332	8/27/2021
Deborah King	Snohomish	WA	98296	8/27/2021
Rebecca Smoak	Corvallis	OR	97330	8/27/2021
Meredith Hill	Seattle	WA	98144	8/27/2021
Andrea Hurn	Seattle	WA	98104	8/27/2021
Paula Manoogian	Oakland	CA	94611	8/27/2021
eanette Foeppel	Ellensburg	WA	98926	8/27/2021
Margaret Masterman	Tucson	AZ	85716	8/27/2021
Christine Seabridge	Coeur D'alene	ID	83814	8/27/2021
Celly Noyes	Ellensburg	WA	98926	8/27/2021
Beth Borland	Portland	OR	97203	8/27/2021
Heather Magruder	Camas	WA	98607	8/27/2021

Marissa Krager	Ellensburg		98926	8/27/2021
Shannon Hendrickson	Soanaway	WA	98387	8/27/2021
Jessica DeVries	Graham	WA	98338	8/27/2021
Paula Nadalin	Woodinville	WA	98077	8/27/2021
Gretchen Neale	Mountlake Terrace	WA	98043	8/27/2021
Logan Hope	Owosso	MI	48867	8/27/2021
Sandra Wu	Eugene	OR	97405	8/27/2021
Victoria Hoisington	Bremerton	WA	98312	8/27/2021
Grace Himango	Seattle	WA	98166	8/27/2021
Eleanor Barrager	Aberdeen	WA	98520	8/27/2021
Meaghan Liles	Santa Ana	CA	92705	8/27/2021
Elisa Cole	Quilcene	WA	98376	8/27/2021
April Kelley	Seattle	WA	98177	8/27/2021
Charles Gorman	Ellensburg	WA	98926	8/27/2021
Linda Horish	Cle Elum	WA	98922	8/27/2021
Richelle Borninkhof	Pacific	WA	98047	8/27/2021
Kay Sides	Salkum	WA	98582	8/27/2021
Karli Phelps	Zillah	WA	98953	8/27/2021
Jennica Downer	Spokane	WA	99201	8/27/2021
loel Penner	Arlington	WA	98223	8/27/2021
IoAnn K. Eller	Enumclaw	WA	98022	8/27/2021
Beth Levy-Hawk	Yakima	WA	98901	8/27/2021
Lisa Pritchard	Port Townsend	WA	98368	8/27/2021
Sandy Dotts	Colville	WA	99114	8/27/2021
Barbara Wilson	Bremerton	WA	98310	8/27/2021
Linda Drew	Selah	WA	98942	8/27/2021
Kristin Martinez	Arlington	WA	98223	8/27/2021
Melissa Murray	Duvall	WA	98019	8/27/2021
lennean Mantese	Pacific	WA	98047	8/27/2021
Sylvia Rouse - Neuffer	Issaquah	WA	98027	8/27/2021
Mikayla Rebholz	Yacolt	WA	98675	8/27/2021
/ivian Doolittle	Seattle	WA	98125	8/27/2021
Alecia Sullivan	Seattle	WA	98119	8/27/2021
Fina Fong	Seattle	WA	98105	8/27/2021
ill Kuzmanich	Renton	WA	98387	8/27/2021
stella Edson	Walla Walla	WA	99362	8/27/2021
Olympia Granger	Bothell	WA	98012	8/27/2021
Tommy Cole	Seattle	WA	98121	8/27/2021
(rista Dietz	Ellensburg	WA	98926	8/27/2021
ulie Hook	Aurora	OR	97002	8/27/2021
Caroline Meighan	Portland	OR	97217	8/27/2021
Naydene Bosch	Pasco	WA	99301	8/27/2021
Orena donofrio	Kent	WA	98042	8/27/2021
Brooklyn Missey	Puyallup	WA	98373	8/27/2021
oAnne Peterson	Bellevue	WA	98004	8/27/2021
sabelle John	Sacramento	CA	95834	8/27/2021
an Wallerstedt	Seattle	WA	98148	8/27/2021

Maryann Overturf	Tenino	WA	98589	8/27/2021
Katherine Kendrick	Parker	СО	80138	8/27/2021
Virginia Morris	Tacoma	WA	98406	8/27/2021
Cindy Covington	Kalispell	MT	59901	8/27/2021
Liza Van Valkenburg	Duvall	WA	98019	8/27/2021
Lauren Purkey	Sammamish	WA	98075	8/27/2021
jennie graham	Cle Elum	WA	98922	8/27/2021
Julie Thomas	seabeck	WA	98320	8/27/2021
Jill Watson	Shelton	WA	98584	8/27/2021
Karla Fountaine	Duvall	WA	98019	8/27/2021
Pamela Zenger	Stanwood	WA	98292	8/27/2021
Sandra Malcolm	Cle Elum	WA	98922	8/27/2021
Rebecca Swanson	Marysville	WA	98271	8/27/2021
Kelby Childers	Corvallis	OR	97330	8/27/2021
Susan Larson	Snohomish	WA	98290	8/27/2021
Lauriellen Elsea	East Wenatchee	WA	98802	8/27/2021
Kathleen Hutchison	Walla Walla	WA	99362	8/27/2021
Angela Ross	Arlington	WA	98223	8/27/2021
Torrin Trowbridge	Gig Harbor	WA	98335	8/27/2021
Arieca Devery	Seattle	WA	98112	8/27/2021
Ann Mortensen	Issaquah	WA	98029	8/27/2021
Melinda Decoste	Bremerton	WA	98311	8/27/2021
Rachael Brunson	Ellensburg	WA	98926	8/27/2021
Keri Maxwell	Seattle	WA	98106	8/27/2021
Carmin Blouin	Seattle	WA	98103	8/27/2021
Shelby Williams	Oakland	CA	94611	8/27/2021
Vicki Strickland	Ellensburg	WA	98926	8/27/2021
JENNIFER STREIT	Seattle	WA	98115	8/27/2021
Emily Wood	Ruston	WA	98407	8/27/2021
Karin Weihe	Seattle	WA	98112	8/27/2021
Kerri Seabold	Puyallup	WA	98375	8/27/2021
Courtney Galle	Raymondville	TX	78580	8/27/2021
Adele Hurst	Lake Stevens	WA	98258	8/27/2021
Evette Hart	Enumclaw	WA	98022	8/27/2021
leanette Facer	Spokane	WA	99005	8/27/2021
HAROLD KNEPPER	Yelm	WA	98597	8/27/2021
Kathy Levang	Enumclaw	WA	98022	8/27/2021
Claudia Cumming	Ellensburg	WA	98926	8/27/2021
Lou Wolf	Eagle Creek	OR	98002	8/27/2021
Sherry Littlejohn	Aiken	SC	29803	8/27/2021
Gretchen Beyer	Spokane	WA	99206	8/27/2021
anet Hlavaty-LaPosa	Woodinville	WA	98077	8/27/2021
ualanne W Sleeper	Bellingham	WA	98226	8/27/2021
Mary Roush-Evans	Kirkland	WA	98033	8/27/2021
Rochelle Phelps	Seattle	WA	98102	8/27/2021
Mary Lee	Concord	CA	94521	8/27/2021
Douglas Hyldahl	Ferndale	WA	98248	8/27/2021

Anne Stedman	Quincy	WA	98848	8/27/2021
Christine Kleinke	Kirkland	WA	98034	8/27/2021
Robert Phinney	Olympia	WA	98516	8/27/2021
Stacia Dugan	Roy	WA	98580	8/27/2021
Christopher Jarvis	Bonney lake	WA	98391	8/27/2021
Bobbie Harder	Bellevue	WA	98006	8/27/2021
Lorrie Pattee	Mariposa	CA	95338	8/27/2021
Kristina Prather	Gold bar	WA	98251	8/27/2021
Jack Jenson	Seattle	WA	98117	8/27/2021
Ruby Mills	Port Townsend	WA	98368	8/27/2021
Catherine Chesledon	Clinton	WA	98236	8/27/2021
Terry Lindsey	Minneapolis	MN	55411	8/27/2021
April Pearl-Catterlin	Graysharbor	WA	98541	8/27/2021
Nancy Thomson	Seattle	WA	98107	8/27/2021
Jason Mazur	Issaquah	WA	98027	8/27/2021
Samantha Sandford	Battle Ground	WA	98604	8/27/2021
Amy Zampardo	Poulsbo	WA	98370	8/27/2021
Scott Lee	Snohomish	WA	98290	8/27/2021
Elayna Hagen	Vancouver	WA	98665	8/27/2021
Jeanne Roxbu	Cle Elum	WA	98922	8/27/2021
Jackie Puhich	Cle Elum	WA	98922	8/27/2021
essica miller	arlington	WA	98223	8/27/2021
Abby Crickmore	Kirkland	WA	98034	8/27/2021
Luna Mattke	Spokane	WA	99208	8/27/2021
Susan Dietz	Kirkland	WA	98033	8/27/2021
Maureen Comstock	Mariposa	CA	95338	8/27/2021
Kimberly Shelton	Seattle	WA	98122	8/27/2021
Edra Harrison	Yakima	WA	98902	8/27/2021
lana Hobbs	Kirkland	WA	98033	8/27/2021
Mackenzie Stanley	Gig Harbor	WA	98335	8/27/2021
Debra Hunt	Kalama	WA	98625	8/27/2021
Laverne Green				8/27/2021
Nicole Puhich	Concord	CA	94521	8/27/2021
ori Roesen	Vancouver	WA	98683	8/27/2021
Dixie SLY	Olympia	WA	98516	8/27/2021
Michelle Fetters	Clear Elum	WA	98922	8/27/2021
Wendy Koslowski	Prineville	OR	97754	8/27/2021
Beverly Roaf	Union	WA	98592	8/27/2021
SUSAN WETHERFORD	Kailua Kona	н	96740	8/27/2021
ackie Gould	Portland	OR	97233	8/27/2021
Nancy Merhar	1711 Emerick Road	WA	98922	8/27/2021
Tina Manning	Renton	WA	98058	8/27/2021
lizabeth W Tukey	Edmonds	WA	98020	8/27/2021
Rebecca Johnson	Redmond	WA	98052	8/27/2021
Melissa Skelley	Gig Harbor	WA	98335	8/27/2021
Bonnie Beyer	Seattle	WA	98166	8/27/2021
(iran D'Souza	New York	NY	10003	8/27/2021

Sandy Thompson	Federal Way	WA	98003	8/27/2021
Ann Hays	Yakima	WA	98901	8/27/2021
Sydney Woodfield	Sammamish	WA	98075	8/27/2021
Kelsey Bundy	Aberdeen	WA	98520	8/27/2021
Lori Yost	Olympia	WA	98512	8/27/2021
Robin Buxton	Auburn	WA	98002	8/27/2021
Paula Thompson	Seattle	WA	98102	8/27/2021
Pang Ngernsupaluck	Mercer Island	WA	98040	8/27/2021
Tom Sayles				8/27/2021
Rachael Folsom	Bellevue	WA	98005	8/27/2021
Marsha Royer	Clarkston	WA	99403	8/27/2021
Andrea Luper	Olympia	WA	98516	8/27/2021
Emily Bingham	Puyallup	WA	98374	8/27/2021
Bonnie Verellen	Tumwater	WA	98512	8/27/2021
Donna Kirckof	Yakima	WA	98904	8/27/2021
Brandon Ashley	Pacific	WA	98047	8/27/2021
Gary Sly	Republic	WA	99166	8/27/2021
Sara Jane Johnson	Monroe	WA	98272	8/27/2021
Andrea Repp	Pasadena	CA	91103	8/27/2021
Justine Brooks	Auburn	WA	98001	8/27/2021
Christy Rheaume	Lynnwood	WA	98037	8/27/2021
Ruth Wojtowicz	Carnation	WA	98014	8/27/2021
Linnea Webster	Sultan	WA	98294	8/27/2021
Douglas Hegglin	Seattle	WA	98119	8/27/2021
Tasha Brownfield	Snohomish	WA	98290	8/27/2021
Yune Quintero	Las Vegas		89121	8/27/2021
Amanda Mittlieder	Ellensburg	WA	98926	8/27/2021
Shayla Paddock	Poulsbo	WA	98370	8/27/2021
Iohn Perez	Bellevue	WA	98008	8/27/2021
Triston Keeney	Wahoo		68066	8/27/2021
lennifer Locklier	Tacoma	WA	98498	8/27/2021
Ashley Willmarth	Spanaway	WA	98387	8/27/2021
Chelsea Pfeiffer	Tacoma	WA	98422	8/27/2021
yndsey Mooth	Seattle	WA	98105	8/27/2021
Makinster Marge	Vancouver	WA	98601	8/27/2021
Sharon Rollins	Cave Junction	OR	97523	8/27/2021
Salena Smart	Midland	TX	79705	8/27/2021
Bliss Roxanne	Monroe	WA	98272	8/27/2021
Claire McKinney	Everett	WA	98204	8/27/2021
Elizabeth Kadin	Coriscana	TX	75109	8/27/2021
lope McCormack	Seattle	WA	98198	8/27/2021
(ristina Guisleman	Everett	WA	98201	8/27/2021
Sarah Rolston	Ellensburg	WA	98926	8/27/2021
Alicia Gifford Yep	Chimacum	WA	97325	8/27/2021
enna schmidt	Auburn	WA	98001	8/27/2021
leidi Wolschlag	Woodinville	WA	98072	8/27/2021
ngrid Olson	Moses Lake	WA	98837	8/27/2021

Karalyn Allphin	Marysville	[WA	98270	8/27/2021
Joshua Couckuyt	inda young	1111	7332.0	8/27/2021
Lori Irwin	Bremerton	WA	98312	8/27/2021
Karen Brock	Arlington	WA	98223	8/27/2021
Zoe Halliday	Pullman	WA	99163	8/27/2021
Terri Johanson	Elma	WA	98541	8/27/2021
Alisha Davis	Saint George	UT	84790	8/27/2021
Heather Luchsinger	Monroe	WA	98722	8/27/2021
Helen Marie Farrar	Santa Clara	WA	99141	8/27/2021
David Elliott	Seattle	WA	98105	8/27/2021
Audrey Dorso	Walla Walla	WA	99362	8/27/2021
Elizabeth Jensen	Auburn	WA	98092	8/27/2021
Vicki Powers	Olympia	WA	98513	8/27/2021
Judy Hansen	Onalaska	WA	98570	8/27/2021
Tamara Amala	Redmond	WA	98053	8/27/2021
Jesse Wheatley	Vancouver	WA	98660	8/27/2021
Catherine Michaels	BOTHELL	WA	98012	8/27/2021
Katherine VanCamp	Seattle	WA	98105	8/27/2021
Christina Hyke	Jefferson	WI	53549	8/27/2021
Cindy Dahl	Kirkland	WA	98034	8/27/2021
Maggie Dalzell	Medina	WA	98039	8/27/2021
Stessanie Howerton	Spokane	1440	99212	8/27/2021
Marirose Hernandez	Ridgewood	NJ	7450	8/27/2021
Carol Lippman	Spokane	WA	99208	8/27/2021
Sara Shone	Bothell	WA	98012	8/27/2021
Chris Bright	Seattle	WA	98102	8/27/2021
Rebecca Brock	Cle Elum	WA	98922	8/27/2021
Sue Heideman Heideman	Monroe	WA	98272	8/27/2021
Kerry Clark	Seattle	WA	98125	8/27/2021
Anna Maria Kawuryan	Falls Church	107	22046	8/27/2021
Maddi Bibby	Seattle	WA	98103	8/27/2021
Danielle Moore	Seattle	WA	98365	8/27/2021
Jennifer Davis	Blaine	WA	98230	8/27/2021
Dayna Killam	Port Townsend	WA	98368	8/27/2021
Barbara Ulrich	Kirkland	WA	98077	8/27/2021
gabrielle laplant	Ephrata	WA	98823	8/27/2021
Peter Loron	Maple Valley	WA	98038	8/27/2021
Shellie Flanery	Seattle	WA	98111	8/27/2021
Rita Pruczinski	Everett	WA	98208	8/27/2021
Susan Moe	Oakville	WA	98568	8/27/2021
Amber Frohberg	Spokane	WA	99212	8/27/2021
Anne Carter	Ephrata	WA	98823	8/27/2021
Keith Davis		WA	98230	8/27/2021
	IBlaine	IVVA		
Sandra Berg	Blaine Rosalia			
Sandra Berg Elaine Barnes	Rosalia	WA	99170	8/27/2021
Sandra Berg Elaine Barnes Sandy Cusick				

Cat Eldred	Redmond	OR	97756	8/27/2021
Susan Conard	Snohomish	WA	98290	8/27/2021
Kolby Stogner	Franklinton		70438	8/27/2021
Paula McCune	Gig Harbor	WA	98335	8/27/2021
David Cariveau	Ellensburg	WA	98926	8/27/2021
Haley Bollong	Spokane	WA	99037	8/27/2021
Angela Tanner	Chattaroy	WA	99003	8/27/2021
Daniele Neal	Cle Elum	WA	98922	8/27/2021
Annika Major	Seattle	WA	98103	8/27/2021
Deborah Haug	Edmonds	WA	98026	8/27/2021
Adysen Hargett	Portland	OR	97211	8/27/2021
Andrea Nelson	Ellensburg	WA	98926	8/27/2021
Cheryl Alberg	Seattle	WA	98109	8/27/2021
Linda Carr	Redmond	WA	98052	8/27/2021
Emily enomoto	Newberg	OR	97132	8/28/2021
Delores Hanvold	Seattle	WA	99114	8/28/2021
Laurie Freiberg	La Center	WA	98629	8/28/2021
Susan Sellers	Snohomish	WA	98290	8/28/2021
Tammy Sargent	Spokane Valley	WA	99016	8/28/2021
Candi McKay	Kent	WA	98031	8/28/2021
M Hebenthal	Redmond	WA	98053	8/28/2021
Sarah Sanford	hoffman estates	IL	60169	8/28/2021
Donna Myers	Enumclaw	WA	98022	8/28/2021
Debra Ehrhardt	Yakima	WA	98908	8/28/2021
Mike Zuercher	Snohomish	WA	98290	8/28/2021
Trinity Corbett	Enumclaw	WA	98022	8/28/2021
Kimberly Bullock	Baker City	OR	97814	8/28/2021
Alondra Briseno	Grants Pass	OR	97527	8/28/2021
joleen smith	Ellensburg	WA	98926	8/28/2021
Judy Harkins	Spokane	WA	99212	8/28/2021
Linda Smith	Mesa	AZ	85207	8/28/2021
Merilee Wilson	Chicago	IL	60632	8/28/2021
Cyra Carlson	Port Saint Joe	FL	32456	8/28/2021
Sharon Taylor	Tacoma	WA	98466	8/28/2021
Julianne Carter	Redmond	WA	98052	8/28/2021
diana riddle	Tacoma	WA	98446	8/28/2021
Barbara Noble	Seguim	WA	98382	8/28/2021
Michael Carter	Poulsbo	WA	98370	8/28/2021
Edie Huffman	Walla Walla	WA	99362	8/28/2021
		WA		
Heidi Berger-Hansen Glen Morehead	Lake Stevens		98258	8/28/2021
	Poulsbo	WA	98370	8/28/2021
Penny Crabtree	Ashland	OR	97520	8/28/2021
Marilyn Martin	Spokane	WA	99223	8/28/2021
Nancy Benton	Bellevue	WA	98104	8/28/2021
inda Pittner	Selah	WA	98942	8/28/2021
Bri Keeler	Sequim	WA	98382	8/28/2021
Matthew Radtke	Ellensburg	WA	98926	8/28/2021

Wren Mosley	Tacoma	WA	98422	8/28/2021
Molly Ciliberti	Sammamish	WA	98075	8/28/2021
Marion Trompeter	Redmond	WA	98072	8/28/2021
Jeannette Brain	Puyallup	WA	98373	8/28/2021
Niome Gonzalez	Outlook		Washington	8/28/2021
Ken Smoak	Seattle	WA	98111	8/28/2021
Joan Fleming	Rochester	WA	98579	8/28/2021
Colton Houle	Clear Elum	WA	98922	8/28/2021
Kari Nipert	Gig Harbor	WA	98332	8/28/2021
Brea Kendig	Yakima	WA	98902	8/28/2021
Landa Jeffery	Snohomish	WA	98290	8/28/2021
Kathy Kuper	Kent	WA	98042	8/28/2021
Gail Carruthers White	Port Townsend	WA	98368	8/28/2021
Lise McGowan	Ellensburg	WA	98926	8/28/2021
Maya Starbuck	Tumwater	WA	98501	8/28/2021
Kimberly Barber	Blaine	WA	98230	8/28/2021
Beth Bramhall	Seattle	WA	98001	8/28/2021
Marlaina Capes	Ellensburg	WA	98926	8/28/2021
Lori Ballard	Ellensburg	WA	98926	8/28/2021
Megan Boucher	Olympia	WA	94611	8/28/2021
Jon Schaubhut	Cumming	GA	30040	8/28/2021
Carlyn Ross	Bucoda	WA	98530	8/28/2021
Nancy Zwicker	Ravensdale	WA	98051	8/28/2021
Stella Russell	Auburn	WA	98092	8/28/2021
Mary Bourisseau	Chagrin Falls	ОН	44022	8/28/2021
Carlee Houle	Cle Elum	WA	98922	8/28/2021
Danielle L	Ellensburg	WA	98922	8/28/2021
Suzie Kingrey	Bend	OR	97701	8/28/2021
SL	los gatos	CA	95031	8/28/2021
Megan B	Spokane		99208	8/28/2021
Thelma Bratlien	Port Orchard	WA	98367	8/28/2021
Albert Klukowski	Arlington	TX	76039	8/28/2021
Lisette Druliner-Kim	Woodinville	WA	98072	8/28/2021
Kady Didtel	Wenatchee	WA	98801	8/28/2021
Becky Houle	Clear Elum	WA		8/28/2021
Michelle DiMaggio	Ellensburg	WA	98926	8/28/2021
Lynette Beles	Seattle	WA	98115	8/28/2021
Nicole Thomas	Spanaway	WA	98387	8/28/2021
Isabell Teslo	Yakima	WA	98953	8/28/2021
Jen Waseca	Lynnwood	WA		8/28/2021
Katrina Corpuz	Everett	WA		8/28/2021
Pam Williams	Federal Way	WA	98023	8/28/2021
Carrie Burnside	Grayland	WA	+	8/28/2021
Hannah Griswold	Cle Elum			8/28/2021
Suzanne Delp	Ellensburg	WA		8/28/2021
Brooke Allen	Boring	OR	97009	8/28/2021

Renee Vande Voort	Enumclaw	WA	98022	8/28/2021
Diane Delmonte	Freeland	WA	98249	8/28/2021
Daria H	Cle Elum	WA	98922	8/28/2021
Johana Doyle	Orofino	ID	83843	8/28/2021
Chrissie Chang	Lynnwood	WA	98036	8/28/2021
Martha Davis	Issaquah	WA	98027	8/28/2021
Ashley Mankus	Cle Elum	WA	98922	8/28/2021
Kimberly Graham-Roseburg	Cle Elum	WA	98922	8/28/2021
Brittany Barnes	Moses Lake	WA	98837	8/28/2021
Jonel Yelverton-Reis	Folsom	CA	95630	8/28/2021
Melissa Sandby	Easton	WA	98925	8/28/2021
Terra Groh	Beaverton	OR	97007	8/28/2021
Lyndi Thompson	Federal Way	WA	98003	8/28/2021
Lisa Sferra	Seattle	WA	98118	8/28/2021
Wendy Ford	Sultan	WA	98294	8/28/2021
Jenn Allen	Blaine	WA	98230	8/28/2021
Christy Sleater	Pasco	WA	99301	8/28/2021
Rachel Leupold	Everett	WA	98203	8/28/2021
Sara McPherson	Moses Lake	WA	98837	8/28/2021
Anne-Marie Rousseau	Seattle	WA	98133	8/28/2021
Sherry Buller	Stanwood	WA	98292	8/28/2021
Elizabeth Bailey	Poulsbo	WA	98370	8/28/2021
donna stirling	Spokane	WA	99205	8/28/2021
Kristie Maxwell	Yakima	WA	98903	8/28/2021
Sarah Rotter	Seattle	WA	98155	8/28/2021
Joseph Melnyk	Wenatchee	WA	98801	8/28/2021
Lynne Wilber	Lakewood	WA	98498	8/28/2021
Lisa Whitney	Everett	WA	98208	8/28/2021
Cathy Cooke	Stanwood	WA	98292	8/28/2021
Logan Lewis	South Colby	WA	98384	8/28/2021
Renee McLaughlin	Everett	WA	98208	8/28/2021
Sierra Sinkey	Port Townsend	WA	98368	8/28/2021
Becky Anderson	Bellingham	WA	98229	8/28/2021
Amie Buell	Camano Island	WA	98282	8/28/2021
Merry Farrington	Lakewood	WA	98498	8/28/2021
Megan Bobo	Puyallup	WA	98374	8/28/2021
Carol Stultz	Snohomish	WA	98290	8/28/2021
Kathy Whitmore	Elsah	IL	62028	8/28/2021
maura roche	Portland	OR	97212	8/28/2021
Bonnie Barfield	Smyrna	GA	30080	8/28/2021
lady McChrysty	Seattle	WA	98102	8/28/2021
Гаbetha Kopta	Meadville		16335	8/28/2021
deborah gregory	Entiat	WA	98822	8/28/2021
ennifer McLucas	Palm Bay	FL	32905	8/28/2021
Randi Folsom	Chehalis	WA	98532	8/28/2021
Hannah Holden	Roslyn	WA	98941	8/28/2021
Michelle Babcock	Saint Paul	MN	55129	8/28/2021

Wendy Zook	Oak Harbor	WA	98277	8/28/2021
Mary Carpenter	Spokane	WA	99217	8/28/2021
Amy Rohan	cle elum	WA	98922	8/28/2021
Pam Rathbone	Moses Lake	WA	98837	8/28/2021
Frankie Paquin	Seattle	WA	98105	8/28/2021
Mike Tutino	Easton	WA	98925	8/28/2021
Cynthia Carper Morris	Seattle	WA	98118	8/28/2021
Andi Stout	Buckley	WA	98321	8/28/2021
Jon Martin	Wenatchee	WA	98801	8/28/2021
Makayla Babiy	Apple Valley	CA	92308	8/28/2021
Katrina Hargis	Lakewood	WA	98439	8/28/2021
Stephanie Lashua	Cle Elum	WA	98922	8/28/2021
Debbie Brady	Trout creek	MT	59874	8/28/2021
Penelope Treado	Kirkland	WA	98033	8/28/2021
Nancy Strickland	Bellevue	WA	98004	8/28/2021
Jazlynn Burk	Pasco	WA	99301	8/28/2021
Christine Vanderburg	Olympia	WA	98513	8/28/2021
Elizabeth Perry	Carnegie		15106	8/28/2021
Michael Nodine	Palouse	WA	99161	8/28/2021
Dawn Adams	Puyallup	WA	98374	8/28/2021
Cindy costa	North bend	WA	99045	8/28/2021
Sheila Morris	Cle Elum	WA	98922	8/28/2021
Calah Tenney	Port Townsend	WA	98368	8/28/2021
Brianne Hubbard	Ellensburg	WA	98926	8/28/2021
Jill Luna	Clear Elum	WA	98922	8/28/2021
stephanie hanlon	Bremerton	WA	98312	8/28/2021
Catherine Peterson	Cave Creek	AZ	85332	8/28/2021
Brian Ellsworth	Lakeville	MN	55044	8/28/2021
Kaylene Britton	Puyallup	WA	98374	8/28/2021
Kammi Slesh	Vancouver	WA	98661	8/28/2021
Sawyer Nelson	Longbranch	WA	98351	8/28/2021
Holly Beard	Ellensburg	WA	98926	8/28/2021
Ginger McKinnon	Denver	СО	80231	8/28/2021
Toni Tutino	Cle Elum	WA	98922	8/28/2021
Daleen Cowgar	Barberton	ОН	44203	8/28/2021
Kristine Hand	Kennewick	WA	99336	8/28/2021
Susan Basham	Cheyenne	WY	82009	8/28/2021
Lina Sims	Pacific	WA	98047	8/28/2021
Kay Carlson	Poulsbo	WA	98370	8/28/2021
Teressa Shain	Seattle	WA	98116	8/28/2021
Alexandra Ristig	Holladay	UT	84117	8/28/2021
Ashley Berline	Cle Elum	WA	98922	8/28/2021
				8/28/2021
	Ronald	11/1/1/	ТАХАТІ	
Ashley Evans	Ronald	WΑ	98940	
Ashley Evans Niki Spencer	Snohomish	WA	98296	8/28/2021
Ashley Evans		\rightarrow		

Barbara Linstedt	Moreno Valley	CA	92557	8/28/2021
Dawn Bowes	Bellingham	WA	98225	8/28/2021
Elani Scott	Cashmere	WA	98815	8/28/2021
Alice Spurrier	Arlington	WA	98272	8/28/2021
Amanda Armstrong	Ellensburg	WA	98926	8/28/2021
Nicole Neri	Tacoma	WA	98466	8/28/2021
Rachael Fisk	Poulsbo	WA	98370	8/28/2021
Lori Seligmann	Ellensburg	WA	98926	8/28/2021
Lyndsie Hansen	Bonney Lake	WA	98391	8/28/2021
Leah Keylard	Auburn	WA	98001	8/28/2021
Rebekah Halladay	Vancouver	WA	98606	8/28/2021
Dena Dinius	Port Angeles	WA	98362	8/28/2021
Danielle Wallace	Shelton	WA	98584	8/28/2021
Rhiannon Martin a	Poulsbo	WA	98370	8/28/2021
Amy Gutmann	Seattle	WA	98146	8/28/2021
Terri Inglis	Lynnwood	WA	98037	8/28/2021
Chelsea Gordon	Roslyn	WA	98941	8/28/2021
Deborah Watson	Olympia	WA	98513	8/28/2021
Jessica Anderson	Silverdale	WA	98383	8/28/2021
Chris Jonason	Cashmere	WA	9815	8/28/2021
Ciara Benson	Bellevue	WA	98006	8/28/2021
Saskia Ilcisin	Seattle	WA	98115	8/28/2021
Linda Bendzak	Cle Elum	WA	98922	8/28/2021
Linda Geren	Cle Elum	WA	98922	8/28/2021
Tabitha Roberts	Red Bluff	CA	96080	8/28/2021
Roxann Briski	Ronald	WA	98941	8/28/2021
Elaine Kohler	Tumwater	WA	98512	8/28/2021
Sherrill Gross	Seattle	WA	98102	8/28/2021
lennifer Wright	Silverdale	WA	98383	8/28/2021
Linda Giffoni	Ridgefield	WA	98642	8/28/2021
Barbara Grams	Hockley	TX	77447	8/28/2021
Katherine Odiaga	Cle Elum	WA	98922	8/28/2021
_uAnn Stine	West Richland	WA	99353	8/28/2021
Pam Ozanne	Everett	WA	98203	8/28/2021
Aleta Sewell	Missoula	MT	59802	8/28/2021
ric Guerrero	Hobart	WA	98025	8/28/2021
acey Dollison	Lake Stevens	WA	98258	8/28/2021
ori Gagnon	Monroe		98272	8/28/2021
Marie Freer	Oak Harbor	WA	98277	8/28/2021
amantha Lewsley	Ravensdale	WA	98051	8/28/2021
uzanne Smith	Roy	WA	98580	8/28/2021
/ickie Nussbaum	chewelah	WA	99109	8/28/2021
onnie Davies	Everett	WA	98208	8/28/2021
Allison Tuntland	Lake Stevens	WA	98012	8/28/2021
dward Lind	Cle Elum	WA	98922	8/28/2021
li Jurado	Round Rock	TX	78664	8/28/2021
atsy Griffiths	Cedar Park	TX	78613	8/28/2021

Mary Furness	Gresham	OR	97030	8/28/2021
Alyssa Peterson	Great Falls	MT	59404	8/28/2021
Mary Sereyka	Gold Bar	WA	98251	8/28/2021
Joan Fleming	Fontana	CA	92336	8/28/2021
Judy Bailey	Caro	MI	48723	8/28/2021
Mary Kane	East Wenatchee	WA	98802	8/28/2021
Hope Pitre	Portland	OR	97266	8/28/2021
julie serres	portland	OR	97209	8/28/2021
Lisa Dart	Bellevue	WA	98007	8/28/2021
Michelle Berryman	Ariel	WA	98603	8/28/2021
Jennifer Hageman	Marysville	WA	98271	8/28/2021
Lori Rogers	Medford	OR	97504	8/28/2021
Sandra S Ortega	West Linn	OR	97068	8/28/2021
Kathy Tokin	Bremerton	WA	98312	8/28/2021
cheryl hay	ramona	CA	92065	8/28/2021
Wendy Bruder	Portland	OR	97206	8/28/2021
April Tomlinson	Maple Valley	WA	98038	8/28/2021
Patsy Nygaard	Bickleton	WA	99322	8/28/2021
Stevie Jacobson	Auburn	WA	98092	8/28/2021
Amanda St Thomas	Oregon City	OR	97045	8/28/2021
Abby Waller	Toutle	WA	98649	8/28/2021
S Scott	Maryville	WA	98270	8/28/2021
Toby Allphin	Ellensburg	WA	98926	8/28/2021
Laya Sternoff	Bellvue	WA	98004	8/28/2021
Julia Miller	Arlington	WA	98223	8/28/2021
Jessica Simmons	Sorrento		32776	8/28/2021
Trelane Pierjok	Saint Louis	МО	63105	8/28/2021
Lauren Selby	Lynnwood	WA	98087	8/28/2021
Gloria Archuleta	Los Angeles	CA	90045	8/28/2021
Toni Brenning	Gold Bar	WA	98251	8/28/2021
Nikki Brewer	Ellensburg	WA	98926	8/28/2021
Mxolisi Thwala	North Bergen		7047	8/28/2021
Cathy Leddy	Snohomish	WA	98290	8/28/2021
Muriel Anderson	Olalia	WA	98359	8/28/2021
Nancy Riffle	Olympia	WA	98516	8/28/2021
Cynthia Reyes	Tacoma	WA	98445	8/28/2021
LeeAnn MacDougall	Seattle	WA	98111	8/28/2021
Alaina Lawrence	Covington	WA	98042	8/28/2021
Michael Brampton	Lake Stevens	WA	98258	8/28/2021
Jeaniene Jones	Ridgefield	WA	98642	8/28/2021
Niki Craiger	Auburn	WA	98001	8/28/2021
Ruth Colonnello	Vancouver	OR	98686	8/28/2021
Christine Brennan	Beaverton	OR	97007	8/28/2021
Nancy Giordano	Bellingham	WA	98226	8/28/2021
A P	Kenmore	WA	98028	8/28/2021
Bryttanie Allen	Tacoma	WA	98409	8/28/2021
Riley Hille	Ritzville	WA	99169	8/28/2021

Dawn Potter	Olympia	WA	98501	8/28/2021
Patti Pruden	Knoxville	TN	37914	8/28/2021
Carol Higgs	Yoncalla	OR	97499	8/28/2021
Sheryle-Grace Hall	Bremerton	WA	98312	8/28/2021
Elizabeth Dimarco	Redmond	WA	98052	8/28/2021
Emily Sorensen	Poulsbo	WA	98370	8/28/2021
Ray Davis	Harrisburg	PA	17110	8/28/2021
Yue Huang	Seattle	WA	98198	8/28/2021
Dakota Pike	Ladera Ranch		92694	8/28/2021
Barbara Hunt	Soap Lake	WA	98851	8/28/2021
Brandy Winkel	Orondo	WA	98843	8/28/2021
Reese, Brit	Sedro Woolley	WA	98284	8/28/2021
Karen Beebe	Anacortes	WA	98221	8/28/2021
Darren Galloway	Sumner	WA	98390	8/28/2021
Talley Holmes	Washington	DC	20009	8/28/2021
Heather Griffin	Seattle	WA	98198	8/28/2021
Irene Nash	Gold Bar	WA	98251	8/28/2021
mitzie schield	Snohomish	WA	98296	8/28/2021
Karen Gwaltney	Kalama	WA	98625	8/28/2021
raegan McDermott	lawrence		66046	8/28/2021
Judy Gwaltney	Forest Grove	OR	97116	8/28/2021
Meg Gaffney	Bainbridge Island	WA	98110	8/29/2021
Rene Howell	Scottsdale	AZ	85261	8/29/2021
Lisa Andrus	Kelso	WA	98636	8/29/2021
Laurie Hanahan	Vancouver	WA	98665	8/29/2021
Kevin Nolan	Seattle	WA	98115	8/29/2021
Victoria Loe	Seattle	WA	98117	8/29/2021
Erik Meldahl	Gold Bar	WA	98251	8/29/2021
Molly Loaiza-Campos	Orofino	ID	83544	8/29/2021
Lisa Chase	White Salmon	WA	98672	8/29/2021
Dawn Higgins	Tacoma	WA	98466	8/29/2021
lack Reed	Fishersville		22939	8/29/2021
Margot Nelson	Fairfax	VA	22032	8/29/2021
lamethiel Morse	Canby	OR	97013	8/29/2021
Amber Mansur	Castle Rock	WA	98611	8/29/2021
Dan Becker	Seattle	WA	98105	8/29/2021
Naomi Bifano	Quincy	WA	98848	8/29/2021
Alexis Berryman	ariel	WA	98603	8/29/2021
Susan Reid	Social Circle	GA	30025	8/29/2021
Cassie Rutherford	Georgetown	KY	40324	8/29/2021
Sarah Birchler	Elkridge		21075	8/29/2021
aith Shadow	Festus		63028	8/29/2021
lelga Pratt	Battle Ground	WA	98604	8/29/2021
Carol Rasmussen	Spokane	WA	99205	8/29/2021
Brandon Stevens	Yakima		98902	8/29/2021
Kattie Blanchard	Yakima	WA	98902	8/29/2021
Betsy Hamley	Arlington	WA	98223	8/29/2021

Laurie Nolan	Cle Elum	WA	98922	8/29/2021
Wendy Beam	Loysville	PA	17047	8/29/2021
Nikki Burnett	La Center		98629	8/29/2021
John Blanchard	Naches	WA	98937	8/29/2021
Vicki Myers	Santa Clara	WA	98597	8/29/2021
Briteney Mercer	Seattle	WA	98112	8/29/2021
Annmarie Ertolacci	Lincoln	AR	72744	8/29/2021
Tanya Offerdahl	Happy Valley	OR	97086	8/29/2021
Tara Crotsley	Orting	WA	98360	8/29/2021
Corinne Bassett	Wenatchee	WA	98801	8/29/2021
Diana Johnson	Poulsbo	WA	98370	8/29/2021
Brooke Phillips	Corvallis	OR	97330	8/29/2021
Karen Rabion	Bellflower	CA	90706	8/29/2021
Gwen Owens	Olympia	WA	98516	8/29/2021
Annelis Voldengen	Corvallis	OR	97333	8/29/2021
Sholeh Lulham-New	Graham	WA	98338	8/29/2021
Sarah Strittholt	Beaverton	OR	97005	8/29/2021
Jessica Packebush	Scio	OR	97374	8/29/2021
Susan Williams	Chehalis	WA	98532	8/29/2021
Barbara Barnett	Seattle	WA	98125	8/29/2021
Sarah Baily	Portland	OR	97201	8/29/2021
Norma-Jean M Meakes	Monmouth	OR	97361	8/29/2021
Anastasia Garza	Rochester	WA	98578	8/29/2021
Avery Roosa	Seattle	WA	98166	8/29/2021
Jeanine Allred	Eagle	ID	83616	8/29/2021
Olivia Martin	Edmonds	WA	98020	8/29/2021
laurie allred	Eagle	ID	83616	8/29/2021
Lauren Hansen	Albany	OR	97322	8/29/2021
Clarissa Williams	Bellingham	WA	98226	8/29/2021
Clair Barnett	Lebanon	OR	97355	8/29/2021
Michelle Frigaard	Kennewick	WA	99338	8/29/2021
Joelle Samulis	Port Orchard	WA	98367	8/29/2021
Martina Storey	Boise	ID	83616	8/29/2021
Lela Perkins	Everett	WA	98208	8/29/2021
Lorraine Baker	GRAHAM	WA	98338	8/29/2021
Susan Smith	Corvallis	OR	97330	8/29/2021
Denise Mitchell	Olympia	WA	98516	8/29/2021
Linea Jimenez	Selah	WA	98942	8/29/2021
Madelaine Redd	Pullman	WA	99163	8/29/2021
Teri Hancock	Caldwell	ID	83605	8/29/2021
kristine hennessy	Corvallis	OR	97330	8/29/2021
Kierra Flaherty	Pullman	WA	99163	8/29/2021
Kate Butt	Redmond	WA	98052	8/29/2021
Diana Keller	Seattle	WA	98101	8/29/2021
Michelle Banhegyi	Arlington	WA	98223	8/29/2021
Debbie Marley	Eatonville	WA	98328	8/29/2021
Alyssa Esaacson	Lyle	WA	98635	8/29/2021

JACQUELINE ROCHEFORT	Corvallis	OR	97330	8/29/2021
Joanne Doran	Gig Harbor	WA	98332	8/29/2021
Charles Conrow	Long Beach	WA	972	8/29/2021
Cara Miller	Ridgefield	WA	98642	8/29/2021
April Johnson	Astoria	OR	97103	8/29/2021
Lloyd Reyes	Clovis	CA	93611	8/29/2021
Madison Lerner	Portland	OR	97209	8/29/2021
Jennfer Pillow	Riverside	WA	98849	8/29/2021
Naomi Richmond	Portland	OR	97202	8/29/2021
Leith Dist	Battleground	WA	98604	8/29/2021
Rita Kapetansky	Seattle	WA	98117	8/29/2021
Sally Hurt	Portland	OR	97202	8/29/2021
Haylee Eveland	Albany	OR	97321	8/29/2021
Julie Bonwell	Renton	WA	98059	8/29/2021
Tracy Nichols	Vancouver	WA	98663	8/29/2021
Kara Veit	Boise	ID	83706	8/29/2021
Suzanne Shea-Mader	Milton	NH	3851	8/29/2021
Natalea Riffle	Camano Island	WA	98282	8/29/2021
Julia Chapman	Aurora	со	80012	8/29/2021
Quelinda Benjamin	Bow	WA	98232	8/29/2021
Deanna Wilson	Monroe	WA	98272	8/29/2021
Darren Smith	Seattle		98119	8/29/2021
jo corrigan	unionville	TN	37180	8/29/2021
Dallis Blue	Okanogan	WA	98840	8/29/2021
Penelope Leggott	Seattle	WA	98112	8/29/2021
Nora Bissonnette	Eugene	OR	97401	8/29/2021
Janet Hamilton	Tualatin	OR	97062	8/29/2021
Janelle Wilton	Snohomish	WA	98290	8/29/2021
Donna Hammond	Portland		97215	8/29/2021
Mindy Sands	Weiser	ID	83672	8/29/2021
Corena Engdall	Canby	OR	97013	8/29/2021
Susan Stowell	Enumclaw	WA	98022	8/29/2021
Paul Fox	Fort Wayne		46835	8/29/2021
Bonnie Powell	Spokane	WA	99224	8/29/2021
Tina Messall	Auburn	WA	98092	8/29/2021
Hannah Steitzer	Corvallis	OR	97333	8/29/2021
Ellie Ostroff	Corvallis	OR	97333	8/29/2021
Shelley Erickson	Amboy	WA	98674	8/29/2021
Kristi Ostroff	Tillamook	OR	97141	8/29/2021
Richard Stager	Saint Simons Island	GA	31522	8/29/2021
Kellie Campbell	Las Vegas	ID	83672	8/29/2021
Frica Stubbs	Lynnwood	WA	98037	8/29/2021
kailee naif	Washington		48094	8/29/2021
avene Hall	Tigard	OR	97223	8/29/2021
Molly Dill	La Center	WA	98629	8/29/2021
(ristin Garland	Prescott	AZ	86301	8/29/2021
TOTAL COLORS	11 100000	17.4	100001	0,20,2021

Deanna Tegeler	Bellevue	WA	98004	8/29/2021
Jodie Loman	Kuna	ID	83634	8/29/2021
Kathryn Haney	Davenport	FL	33897	8/29/2021
Duane Smith	Ellensburg	WA	98926	8/29/2021
Tammy Parrish	Star	ID	83669	8/29/2021
Becky Ellis	Long Beach	WA		8/29/2021
Karen Akers	Gold Bar	WA	98251	8/29/2021
Jessica Sayward	Woodland	WA	98674	8/29/2021
Barb Walton	Hesperia	CA	92345	8/29/2021
Maren Jensen	Redmond	WA	98053	8/29/2021
Bobbie Winship	Camano Island	WA	98282	8/29/2021
Loren Pederson	Chilcoot	CA	96105	8/29/2021
Brenda Lubbers	Brush Prairie	WA	98606	8/29/2021
Megan Casey	Winthrop	WA	98862	8/29/2021
Cathy Johnson	Roy	WA	98050	8/29/2021
Jodi Savard	Kennewick	WA	99336	8/29/2021
Zan Hare	Astoria	OR	97103	8/29/2021
Donna Grappe	Edgewood	WA	98372	8/29/2021
Angela Stickney	Yakima	WA	98908	8/29/2021
Lori Cavalli	Edmonds	WA	98026	8/29/2021
Wendy Kruger	Seattle	WA	98108	8/29/2021
Heather Van Slageren	Stanwood	WA	98292	8/29/2021
Christina Pile	La center	WA	98629	8/29/2021
Mac Nelson	Cle elum	WA	99202	8/29/2021
Cami Benway	Arlington	WA	98223	8/29/2021
Melissa Kokka	Fresno	CA	93727	8/29/2021
J Ma	Spokane	WA	99205	8/29/2021
Nichole Warwick	Astoria	OR	97103	8/29/2021
John Baranowski	North Las Vegas	NV	89031	8/29/2021
Cindy Hill	Monroe	WA	98273	8/29/2021
Tanya Thompson	Oakland	CA	94611	8/29/2021
Tracy Marks	Oak Harbor	WA	98277	8/29/2021
Anne Taylor	Puyallup	WA	98374	8/29/2021
Nancy Dewey	Oregon City	OR	97045	8/29/2021
Libby Butler	Eagle	ID	83616	8/29/2021
Heidi Wells	West Richland	WA	99353	8/29/2021
Roxanne LaFave	Vancouver	WA	98686	8/29/2021
Vicki Boling	Hollywood	FL	33021	8/29/2021
Diana S	Tucson		85745	8/29/2021
Cheryl Martinez	Corvallis	OR	97330	8/29/2021
Deborah Bermudez	Kennewick	WA	99336	8/29/2021
Elcuhc Elcuhb	Santa Clara		95054	8/29/2021
Taylor Mason	Poulsbo	WA	98370	8/29/2021
Shelby Snow	Kennewick	WA	99336	8/29/2021
Jennifer Northey	Port Townsend	WA	98368	8/29/2021
lodi Garrett	Moscow	ID	83843	8/29/2021
Bobbi Chamberlain	Beaverton	OR	97003	8/29/2021

Josie Gilmore	Bellingham	WA	98229	8/29/2021
Jennifer Moore	Meridian	ID	83642	8/29/2021
Athena Milani	Ellensburg	WA	98926	8/29/2021
Kristin House	Raleigh		27606	8/29/2021
Angela Treperinas	Lynnwood	WA	98036	8/29/2021
Katie Wright	Eagle	ID	83616	8/29/2021
Michele Bryant	San Francisco	CA	94112	8/30/2021
Heidi Lemoine	Cle elum	WA	98922	8/30/2021
ELAINE HANSEN'DAHL	NORTH BEND	WA	98070	8/30/2021
Maureen Polcuch	Snohomish	WA	98290	8/30/2021
Tomi Sage	Marysville	WA	98271	8/30/2021
Nicole Miller	Yelm	WA	98597	8/30/2021
Sandra Kelly	Enumclaw	WA	98022	8/30/2021
Nicole Kinsey	Portland	OR	97209	8/30/2021
Gale Miller		AZ	85143	8/30/2021
	San Tan Valley			
Courtney Meaden	Maple Valley	WA	98038	8/30/2021 8/30/2021
Suzanne Koedoot	Portland	OR	97219	
sarpartap singh	Chandigarh		160015	8/30/2021
Chuck Contois	Auburn	WA	98092	8/30/2021
Michelle Contois	Auburn	WA	98092	8/30/2021
Cathy Kinzer	Uniontown	WA	99179	8/30/2021
Jann Dahmen-Morbeck	Colton	WA	99113	8/30/2021
Addison Kinzer	Colton	WA	99113	8/30/2021
Chloe Peters	Auburn	WA	98001	8/30/2021
Yvette Castillo	San Antonio		78211	8/30/2021
Cheryl Bittick	Highlands	NC	28741	8/30/2021
Wesly Hannah	Seattle	WA	98102	8/30/2021
Erma Jenkins	Longview	WA	98632	8/30/2021
Susan Teem	Roslyn	WA	98941	8/30/2021
Peggy Gettles	Seattle	WA	98177	8/30/2021
Roxann Robinson	Seattle	WA	8117	8/30/2021
Lori Parkins	Wenatchee	WA	98801	8/30/2021
Denene Douglas	Malott	WA	98829	8/30/2021
beth couch	Buford		30518	8/30/2021
Tasha Rogalski	South Cle Elum	WA	98943	8/30/2021
Tina Bruno-Jones	Kennewick	WA	99337	8/30/2021
FRANCES WOODWARD	Costa Mesa	CA	92627	8/30/2021
Jason Thomason	Redding		96001	8/30/2021
Elena Saine	Mesa	AZ	85207	8/30/2021
Brandi Limrani	Tyronw	GA	30290	8/30/2021
Richard Kennedy	Normandy Park	WA	98166	8/30/2021
Lynette Harrington	Monroe	WA	98272	8/30/2021
Cherry Jo	Mesa		85213	8/30/2021
Chrysa Jung	Gig Harbor	WA	98335	8/30/2021
Penni Purdy	Kennewick	WA	99337	8/30/2021
Sunnie Merritt	Cle Elum	WA	98922	8/30/2021

Rebecca Tracy	Coeur d'Alene	ID	83814	8/30/2021
Michelle Zonneveld	Lacey	WA	98503	8/30/2021
Nicolette Farenbaugh	Moscow	ID	83843	8/30/2021
Shaelyn Suarez	Burien	WA	98166	8/30/2021
Frances Philbin	Bothell	WA	98012	8/30/2021
Joyce Roberts	Kennewick	WA	99338	8/30/2021
Teri Wikowsky	Bellingham	WA	98225	8/30/2021
Deena Pettijohn	Vancouver	WA	98684	8/30/2021
Todd Bryant	Sequim	WA	98382	8/30/2021
Armenda Hogstrom	Pacific	WA	98047	8/30/2021
Fiona More	Albany	OR	97321	8/30/2021
Deanna Avery	La Center	WA	98629	8/30/2021
Vickie Griffith	Terrebonne	OR	97760	8/30/2021
Laurie Wyatt	Onalaska	WA	98570	8/30/2021
Teri Sowder	Redmond	WA	98052	8/30/2021
Morgan Sullivan	Snohomish	WA	98290	8/30/2021
Jessica Goodrich	Gig Harbor	WA	98332	8/30/2021
Matthew Alcorn	Bremerton	WA	98312	8/30/2021
Jill McNa il y	Milton	WA	98354	8/30/2021
Ted James	Springfield		65802	8/30/2021
Sierra Motley	Pullman	WA	99163	8/30/2021
robin reiels	seattle	WA	98144	8/30/2021
Irving Debora	Elk Grove Village	IL	60007	8/30/2021
Sharon Mack	Moscow	ID	83841	8/30/2021
Chris Miller	Yelm	WA	98597	8/30/2021
Charlotte Lawrie	South Cle Elum	WA	98943	8/30/2021
shauna Washington	Spanaway	WA	98387	8/30/2021
Rhonda Moen	Lake Stevens		98258	8/30/2021
Janice Wilskey	Mount Vernon	WA	98274	8/30/2021
Lianne Cantrall	Lebanon	OR	97355	8/30/2021
McKenzie Bomber	Seattle	WA	98166	8/30/2021
Holly English	Ellensburg	WA	98926	8/30/2021
Diane Verschueren	Wenatchee	WA	98801	8/30/2021
AMY GREENBAUM	Bellevue	WA	98006-8909	8/30/2021
Terry Austin	Graham	WA	98338	8/30/2021
Alyssa Guillot	Bonney lake	WA	98391	8/30/2021
lessica Broadley	Monroe	OR	97456	8/30/2021
lanis Henry	Port Townsend	WA	98368	8/30/2021
Homa Irajpanah	Federal Way	WA	98023	8/30/2021
lulie Mermelstein	Bellevue	WA	98008	8/30/2021
Erin Street	Seattle	WA	98107	8/30/2021
ennifer Murray	Saint Louis		63130	8/30/2021
Cheyenne Clark	Clayton	WA	99110	8/30/2021
Devan Carran	Kirkland	WA	98034	8/30/2021
Martha Gibbons	Seattle		98103	8/30/2021
Cameron Klutz	Lynnwood	WA	98087	8/30/2021
Andrea Bloom	Battle Ground	WA	98604	8/30/2021

Sophie Ascaso	Spokane	WA	99201	8/30/2021
Cheryl Hardy	Kingston	WA	98346	8/30/2021
kyleigh cochran	Tacoma	WA	98445	8/30/2021
Kelsey Huber	Camano Island	WA	98282	8/30/2021
Vicki Reed	White Salmon	WA	98672	8/30/2021
Fawn Schimpf	Edmon	WA	98020	8/30/2021
Danielle Ulleseit		CA		8/30/2021
Jeannie Stevens	Sammamish	WA	98074	8/30/2021
Winkie Farenbaugh	West Richland	WA	99353	8/30/2021
Joanne McNally	Milton	WA	98354	8/30/2021
Neal Farenbaugh	Kenniwick	WA	99338	8/30/2021
Kristen Hayenga	San Jose	CA	95122	8/30/2021
Tammy Smith Monnot	Bellevue	WA	98005	8/30/2021
Samuel Rowland	Olympia	WA	98516	8/30/2021
Sharolyn Cerney	Olympia	WA	98597	8/30/2021
Diane Austin	Cashmere	WA	98815	8/30/2021
Lynn Russell	Bellingham	WA	98229	8/30/2021
Barbara Stegeman Mitchell	Port Angeles	WA	98362	8/30/2021
Wren Despain	Bellevue	WA	98004	8/30/2021
Adele Braun	Burlington	WA	98233	8/30/2021
Victoria Echeverria	Sacramento		95825	8/30/2021
Sara Singleton	Watsonville	CA	95076	8/30/2021
Janet Walker	Tacoma	WA	98405	8/30/2021
Jocelyn Kemly	Edmonds	WA	98026	8/30/2021
mia sullivan	Redmond	WA	98052	8/30/2021
Jessica Wickersham	Camas	WA	98607	8/30/2021
Jolene Ocampo	Sacramento		95822	8/30/2021
Cheri Landrum	Troy	ID	83871	8/30/2021
Robert Adams	Lake stevens	WA	98258	8/30/2021
Ashley Comeau	Vancouver	WA	98683	8/30/2021
Jill Scarlett	Yakima	WA	98903	8/30/2021
Kathy Shotwell	Arlington	WA	98223	8/30/2021
Kathleen Kemly	Seattle	WA	98117	8/30/2021
Kayla Hamar	Salem		97308	8/30/2021
Keeston Thompson	Redmond	WA	98052	8/30/2021
Alina Hermes	Renton	WA	98055	8/30/2021
Carla Squires	Woodinville	WA	98077	8/30/2021
Matthew Cole	Sunnyvale	CA	94087	8/30/2021
Rebecca Ward	Eagle	ID	83616	8/30/2021
Whitney Hormuth	Meridian	ID	83642	8/30/2021
Carol Orr	Graham	WA	98338	8/30/2021
Danyelle Harp	Woodinville	WA	98072	8/30/2021
Shelly Erdahl	Everett	WA	98208	8/30/2021
Andrea Chin	Sammamish	WA	98075	8/30/2021
Alice Chamberlin	Seattle	WA	98198	8/30/2021
Emma Metzger	Coeur D'alene	ID	83815	8/30/2021
Carlota Bindner	Spokane	WA	99217	8/30/2021

Lana Christopherson	Yelm	WA	98597	8/30/2021
Kim Hales	Snohomish	WA	98296	8/30/2021
Aaron Manw	Silver Spring		20903	8/31/2021
Tiffany Lattimore	Spokane	WA	99203	8/31/2021
Jordyn Crow	Ames		50010	8/31/2021
Carla San Martin	Yelm	WA	98597	8/31/2021
Laura Rosario	Olympia	WA	98501	8/31/2021
Jeannette Breshears	Puyallup	WA	98375	8/31/2021
Spencer Vaughan	Cedar Rapids		52402	8/31/2021
Kelly Smith	Moscow	ID	83843	8/31/2021
Lorine Hill	Olympia	WA	98501	8/31/2021
Karen King	Cle Elum	WA	98922	8/31/2021
Christianne Sinclair	Ellensburg	WA	98926	8/31/2021
Laurie Hamilton	Seattle	WA	98126	8/31/2021
Kate Knutson	Ellensburg	WA	98926	8/31/2021
Alexander Dymshits	Bellevue	WA	98007	8/31/2021
Amber Yeager	Ellensburg	WA	98926	8/31/2021
Jada Kuntze	Powers		49874	8/31/2021
Carol Phillips	Vancouver	WA	98682	8/31/2021
สมทิน คะตะโคตร์	Bangkok			8/31/2021
Julie Miller Miller	Portland	OR	97236	8/31/2021
Melissa Brown	Monroe	WA	98272	8/31/2021
Jill Wendland	Ravensdale	WA	98051	8/31/2021
Corinne Powley	Bellevue	WA	98008	8/31/2021
Tracey Heil	Vancouver	WA	98607	8/31/2021
Diane Lillywhite	Gaston	OR	97119	8/31/2021
Brianne Wallace	Seattle	WA	98198	8/31/2021
david devaney	Portland	OR	97202	8/31/2021
Mark Lucchino	New York	NY	10010	8/31/2021
Rebecca Scherbarth	Eatonville	WA	98328	8/31/2021
ennifer Gibson	Battle Ground	WA	98604	8/31/2021
Linda Baker	Ellensburg	WA	98926	8/31/2021
aura Gransbery	Portland	OR	97214	8/31/2021
Cindy Gill	Ewa Beach	Н	96706	8/31/2021
Cassidy FurdynA	Issaquah		98029	8/31/2021
ennifer Kniss	Monroe	WA	98272	8/31/2021
Naomi Bailey	Newberg	OR	97132	8/31/2021
VICOLE RIERA	Robion Vaucluse		84440	8/31/2021
Dylan Clark	Kennewick	WA	99336	8/31/2021
Raya Shatnawi	Bellevue	WA	98006	8/31/2021
Ouffy Alverson	Kent	WA	98030	8/31/2021
Courtney Froehlich	Port Orchard	WA	98367	8/31/2021
Tamara Lange	Seattle	WA	98103	8/31/2021
AVA JONES			1	8/31/2021
Ross Dickman	Vancouver	WA	98685	8/31/2021
Elizabeth Ecklund	Yelm	WA	98597	8/31/2021
ames Anderson	Washougal	WA	98671	8/31/2021

Sally Shackelford	Deer Park	WA	99006	8/31/2021
Austin Ward	Corvallis	OR	97330	8/31/2021
Sabrina Perry	Vancouver	WA	98665	8/31/2021
Ashley Hagan	Enumclaw	WA	98022	8/31/2021
Debby Gallie	Ellensburg	WA	98926	8/31/2021
Sylvie Lemaire	Féternes		74500	8/31/2021
Beverly Syslo	Ridgefield	WA	98642	8/31/2021
Shawn Anderson	Portland	OR	97267	8/31/2021
Sonia De La Cruz	Perris		92570	8/31/2021
Jill Gunderson	Seattle	WA	98112	8/31/2021
Gavin Ayers	Middleburg		32068	8/31/2021
Anna Copley	Kent	WA	98032	8/31/2021
Nathan L				8/31/2021
Nancy Garske	Seattle	WA	98108	8/31/2021
Betty Devich	Seattle	WA	98177	8/31/2021
Lindsey Prescott	Woodinville	WA	98077	8/31/2021
Brooke Ulrich	Monroe	WA	98272	8/31/2021
Keith Tolzin	Seattle	WA	98122	8/31/2021
Lariyah Coleman	Warren		44484	8/31/2021
robin ladue	Караа	н	96746	8/31/2021
Owen Reibel	Manteo		27954	8/31/2021
Laura Keiley	Yelm	WA	98597	8/31/2021
Bella K.	Centralia		98531	8/31/2021
Molly Cashion	Colville	WA	99114	8/31/2021
Cam Caughlan	Kent	WA	98031	8/31/2021
yana aleksandrov	Los Angeles		90046	8/31/2021
Tamara Worthington	Flatwoods		41139	8/31/2021
Carin Agren	Hood River	OR	97031	8/31/2021
Diana Klemencic	Bowmanville	- Jon	L1C 1L2	8/31/2021
Ryan Rosenbaum	Zephyrhills	FL	33541	8/31/2021
Catrina Quantrell	Centerville	WA	98613	9/1/2021
Beth Kester	La Center	WA	98629	9/1/2021
Shelley Erickson	Federal Way	WA	98003	9/1/2021
Euan Powell	Benton	1	70001	9/1/2021
Megan Bush	New York	NY	10028	9/1/2021
Gloria Navan	Lawrenceville	GA	30042	9/1/2021
Alexander Himmelbauer	Palo Alto	- 107	94306	9/1/2021
Micah Knipmeyer	Phoenix		85048	9/1/2021
ally s	Pennsville	NJ	8070	9/1/2021
Rebecca Wilson	Loma Linda	143	92354	9/1/2021
Tulie McClain	Issaguah	WA	98027	9/1/2021
Anastasiya Kalinkina	East Brunswick	I VVA	8816	9/1/2021
ill Briska	Lombard		60148	9/1/2021
Sarah Pettifer	Willoughby		44094	9/1/2021
Shea Carpenter	Bellingham	WA	98226	9/1/2021
nica Lai pelilei	Dennighan	IVVA	30440	3/1/2021
Barb Elliott	Jonestown		17038	9/1/2021

lindenulaar	portland	OR	97233	9/1/2021
lindsay leer			98198	
Patricia Yust	Seattle	WA		9/1/2021
Kenzie Drahota	Norfolk		68701	9/1/2021
Austin McClain	Coshocton		43812	9/1/2021
John Phi	Bronx		10453	9/1/2021
Brenda Diefenderfer	Bozeman	MT	59715	9/1/2021
Carter Little	Sandy		97055	9/1/2021
Craig Upchurch	Easton	WA	98925	9/1/2021
Eddie York	Portland		97080	9/1/2021
Cade Sunderland	Bellevue		98006	9/1/2021
Jaimie Snyder	Kirkland	WA	98034	9/1/2021
Kristine Carstens	LeClaire		52753	9/1/2021
Jen Smith	Fall City	WA	98024	9/1/2021
Kathryn Daniel	Portland	OR	97213	9/1/2021
Esdras Blanco Acevedo	Charlottesville		22903	9/1/2021
Lynn Trewin	Bellevue	WA	98007	9/1/2021
Christine Engel	Randle	WA	98377	9/1/2021
Yesenia Rodriguez	Tacoma	WA	98411	9/1/2021
Mary Luty	Auburn	WA	98092	9/1/2021
Ron luty	Rochester	NY	14609	9/1/2021
vincent cherian	ronkonkoma	NY	11779	9/1/2021
Mary Kemhus	Seaside	OR	97138	9/1/2021
Kelsey Hammond	Oak Harbor	WA	98277	9/1/2021
Daniel Maeda	Bellingham	WA	98226	9/1/2021
Julia Burnham	Seattle	WA	98112	9/1/2021
Terri Mallery	Seattle	WA	98122	9/1/2021
Mindy Paturzzio	Pensacola	FL	32507	9/1/2021
Randall Clark	Fall city	WA	98024	9/1/2021
Caroline Bombar-Kaplan	Kirkland	WA	98033	9/1/2021
Meesha Rhodebeck	Kent	WA	98030	9/1/2021
Jessica Wells	Vancouver	WA	98661	9/1/2021
Patricia Jorgensen	Brier	WA	98036	9/1/2021
Dawn Pinkham	Bonney lake	WA	98391	9/1/2021
Marla Hamilton Lucas	Snohomish	WA	98290	9/1/2021
David Martens	Kansas City	VVA	64112	9/1/2021
Edwin Webb	Seattle	WA	98178	9/1/2021
	Bauxite	IVVA	72011	9/1/2021
hayden robinson		WA	+	
Hailey Burt	Snohomish		98290	9/1/2021
Carol Swanson	Renton	WA	98058	9/2/2021
Brooke Schroeder	Janesville	WI	53548	9/2/2021
Lorane Matarazzo	Bellevue	WA	98006	9/2/2021
Kristy Zinter	Seattle	WA	98102	9/2/2021
Taylor Smith	Bothell	WA	98021	9/2/2021
Cindy Metteer	Everett	WA	98208	9/2/2021
Cheryl Rodriguez	Seattle	WA	98105	9/2/2021
Dana Blatt	Seattle	WA	98102	9/2/2021
Kelly Burkgart	Bonney Lake	WA	98391	9/2/2021

Ashley Jerke	Auburn	WA	98092	9/2/2021
Anna Harris	Seattle	WA	98118	9/2/2021
Annika Swenson	Seattle	WA	98116	9/2/2021
Julius Henderson				9/2/2021
Constance Woerman	Seattle	WA	98112	9/2/2021
Izzy Wolf	La Crosse		54601	9/2/2021
kelly rice	Aberdeen	WA	98520	9/2/2021
stacy cierkowski	Federal Way	WA	98022	9/2/2021
Mark Plowman	Battle Ground	WA	98604	9/2/2021
Julia Fox	Lacey	WA	98503	9/2/2021
Chloe Nevins	Yacolt	WA	98675	9/2/2021
Robin Sturdevant	Clatskanie	OR	97016	9/2/2021
Kay Andersen	Longview	WA	98632	9/2/2021
Nikki Johnson	Springfield	- VVA	45505	9/2/2021
Bonnie Vaughn	Roanoke	_	24018	9/2/2021
	Battle Ground	WA	98604	9/2/2021
Taylre Byford Kristine Mazulo		WA	99223	
	Spokane	_	97004	9/2/2021
Syl Etter	Beavercreek	OR		9/2/2021
Felicia Elmore	Portland	OR	97224	9/2/2021
Casey Anderson	Sammamish	WA	98075	9/2/2021
Ulyana P		WA	98087	9/2/2021
Adrienne Gerard	Kingston	WA	98346	9/2/2021
Ceara Bettcher	Hayward	CA	94541	9/2/2021
Hollie Eastman	Spokane	WA	99218	9/2/2021
Megan Davis	Gig Harbor	WA	98332	9/2/2021
Cheryl Slaydon	Ridgefield	WA	98642	9/2/2021
JanEllen Eckardt	Kent	WA	98031	9/2/2021
Kimberly Spillers	Madison		53711	9/2/2021
Jacqueline Rollins	Lake Stevens	WA	98258	9/2/2021
Roberto Albarran	Columbus		43221	9/2/2021
Vicki Frazier	Gig Harbor	WA	98329	9/2/2021
Betsy Foley	Seattle	WA	98102	9/2/2021
Bronwynn Mitchelmore	Fall City	WA	98024	9/2/2021
Stratford Mills	Olympia	WA	98512	9/2/2021
Harmonie Scribner	Wesley Chapel		33543	9/2/2021
Laura Zerr	Auburn	WA	98092	9/2/2021
Heidi Jantz	Spokane	WA	99205	9/2/2021
Brydian Forrest	Snoqualmie	WA	98065	9/2/2021
lori harris	La Center	WA	98629-0882	9/2/2021
Jill Gallie	Ellensburg	WA	98926	9/2/2021
Denice Mikkelson	Ronald	WA	98940	9/2/2021
Grace Breeden	Bremerton	WA	98312	9/2/2021
Karen Griffin	Surprise	WA	85374	9/2/2021
Karen Flowers	roslyn	WA	98941	9/2/2021
Jean Roberson	Cle Elum	WA	98922	9/2/2021
Jean Roberson	CIG LIGITI	1 4 4 4 4		
Marcie Becher	Ronald	WA	98940	9/2/2021

Jen Brooke	Kenmore	WA	98028	9/2/2021
Daniel McKenzie	Cle Elum	WA	98922	9/2/2021
BRUCE WILLIAMS	Belfair	WA	98528	9/2/2021
jessie fisher	Ellensburg	WA	98926	9/2/2021
Lynnette Coates	Ellensburg	WA	98926	9/2/2021
Carl Munson	Spokane	WA	99208	9/2/2021
Mark Hammon	Aurora	со	80017	9/2/2021
Lynn Ahlers	Cle Elum	WA	98922	9/2/2021
Sarah Stahl	Seattle	WA	98941	9/2/2021
Kristen Hall	Vancouver	WA	98662	9/2/2021
Alice Green	Cle Elum	WA	98922	9/2/2021
Paul Masaki	Ellensburg	WA	98926	9/2/2021
LAURYN CHRISTEAN	Kingston	WA	98346	9/2/2021
Jennifer Downing	Ellensburg	WA	98926	9/2/2021
Linda Tye	Roslyn	WA	98941	9/2/2021
Kristine Hanes	Clear Elum	WA	98922	9/2/2021
Sierra Smith	Cle elum	WA	98922	9/2/2021
Kellene Gilbrough	Cle Elum	WA	98922	9/2/2021
Tiffany Inman	Cle Elum	WA	98922	9/2/2021
Jane Nelli	Cle Elum	WA	98922	9/2/2021
Susan Bechtholt	Port Orchard	WA	98367	9/2/2021
Michele Walters	Cle Elum	WA	98922	9/2/2021
Claudia Hansen	Cle Elum	WA	98299	9/2/2021
Lynnea Nilson	Cle Elum	WA	98922	9/2/2021
Margaret Schober	Seattle	WA	98112	9/2/2021
Elisa andersonAnderson	Seattle	WA	98108	9/2/2021
Susan Kilgore	Seattle	WA	98103	9/2/2021
Margaret Johnson	Everett	WA	98208	9/2/2021
Carol Conner	Yakima	WA	98922	9/2/2021
Nolan Worley	Clear Elum	WA	98922	9/2/2021
Kelli da Silva	Ellensburg	WA	98926	9/2/2021
Crystal Smith	Thorp	WA	98946	9/2/2021
Kelcey Anthony	Ellensburg	WA	98926	9/2/2021
Cabrina Corrales	Garden city	107	67846	9/2/2021
Kirk Copple	Cle Elum	WA	98922	9/2/2021
Margaret Miller-Parrett	Ellensburg	WA	98926	9/2/2021
sharon Buettner	Thorp	WA	98946	9/2/2021
Liz Webb	Cle Elum	WA	98922	9/2/2021
Evan Roland	Seattle	WA	98118	9/2/2021
Janette Paulson	Ellensburg	WA	98926	9/2/2021
Moira Turner	Ellensburg	WA	98926	9/2/2021
Taya Coburn	Easton	WA	98925	9/2/2021
Barbara Bailey	Ellensburg	WA	98926	9/2/2021
Jazmyn Taylor	Ellensburg	WA	98926	9/2/2021
Dawn McLean	Ellensburg	WA	98926	9/2/2021
Dave Waters	Cle Elum	WA	98922	9/2/2021
	Kirkland	WA	98034	9/2/2021
Barbara Cryderman	INII KIANU	VVA	30034	3/4/4041

Linda Bonner	Cle Elum	WA	99216	9/2/2021
Diane Kamacho	Cle elum	WA	98087	9/2/2021
Barbara Murray	Suquamish	WA	98392	9/2/2021
Nancy Carlson	Ellensburg	WA	98926	9/2/2021
Sue Gourley	Clear Elum	WA	98922	9/2/2021
Marcie Fox	Cle Elum	WA	98922	9/2/2021
Terri Myette	Edgewood	WA	98372	9/2/2021
Eric Rosenkranz	Seattle	WA	98105	9/2/2021
Cindi Greear	Ellensburg	WA	98926	9/2/2021
Angie Argo	Royal city	WA	98118	9/2/2021
Harla Rae Andersen	BROOKINGS	SD	57006	9/2/2021
Karen Richter	Ellensburg	WA	98926	9/2/2021
Alexis Howe	Cle elum	WA	98922	9/2/2021
Andrea Noren	Vancouver	WA	98665	9/2/2021
Debbie Beyers	Port Orchard	WA	98367	9/2/2021
Kali Davenport	Ellensburg	WA	98926	9/2/2021
K Kilts	Ellensburg	WA	98926	9/2/2021
Tiffany Greene	Cle Elum	WA	98922	9/2/2021
KATIA ROMERO	Tacoma	WA	98405	9/2/2021
Kathryn Johnson	Tacoma	WA	98424	9/2/2021
Pam Renfro	Cle Elum	WA	98922	9/2/2021
Dana Dobbs	Ellensburg	WA	98926	9/2/2021
Austin Utter	Kittitas	WA	98934	9/2/2021
Patricia Nelson	Spokane	WA	99206	9/2/2021
Catherine Moore	Cle Elum	WA	98922	9/2/2021
Stacy Heintz	Seattle	WA	98126	9/2/2021
William Houghtaling	Seattle	WA	98925	9/2/2021
Becky McClure	Bremerton	WA	98312	9/2/2021
KC Brooks-Laub	Kittitas	WA	98934	9/2/2021
Tera Sekulich	Ellensburg	WA	98926	9/2/2021
Linda Gere	Cle Elum	WA	98922	9/2/2021
Sherry Gentner	Ellensburg	WA	98926	9/2/2021
Susan Tibbles	Cle elum	WA	98922	9/2/2021
Michelle Schock	Ellensburg	WA	98926	9/2/2021
Laura Obom	Tacoma	WA	98408	9/2/2021
Anita Kartes	Cle Elum	WA	98922	9/2/2021
Susan Kuiken	Sunnyside	WA	98944	9/2/2021
Marlene Pulver Drew	Cle Elum	WA	98922	9/2/2021
Alison Fyalka Kidder	Seattle	WA	98101	9/2/2021
Dyana Stevens	Kirkland	WA	98034	9/2/2021
Jessica Schwandt	Cle elum	WA	98922	9/2/2021
Carmen Case	Tacoma	WA	98445	9/2/2021
Nyssa Baugher	Seattle	WA	98146	9/2/2021
Kristi Parrott	Cle Elum	WA	98922	9/2/2021
Kayla Carlson	Ellensburg	WA	98926	9/2/2021
Keri Bailey-Gregerich	Ellensburg	WA	98926	9/2/2021
Rachel Allison	Roslyn	WA	98941	9/2/2021

Mary Varner	Ellensburg	WA	98926	9/2/2021
Debra Gilson	Ellensburg	WA	98926	9/2/2021
Sheri Hubbard	Ellensburg	WA	98926	9/3/2021
Susie Mclenaghan	Renton	WA	98058	9/3/2021
PATRICIA COLLINS	Spokane	WA	99205	9/3/2021
Hunter Lott	Seattle	WA	98102	9/3/2021
Renee Krause	Ellensburg	WA	98926	9/3/2021
Larry Gainer	Spokane	WA	99206	9/3/2021
Cord Kivi	Oak Harbor	WA	98277	9/3/2021
Chantel Nelson	Cle Elum	WA	98922	9/3/2021
Lisa Lathrop	Tenino	WA	98589	9/3/2021
Mackenzie Williams	Ellensburg	WA	98926	9/3/2021
Sheryl Pentico	Ellensburg	WA	98926	9/3/2021
Mary Eileen Blair	Ellensburg	WA	98926	9/3/2021
Sarah Warner	Vancouver	WA	98661	9/3/2021
Pamela Mäki	South Cle elum	WA	98943	9/3/2021
Genevieve Fjellstad	Ellensburg	WA	98926	9/3/2021
Lisa Tennison	Tacoma	WA	98404	9/3/2021
Michelle Balles	Tacoma	WA	98445	9/3/2021
Kathleen Lewis	Enumclaw	WA	98022	9/3/2021
Sherry Swanson	Cle Elum	WA	98922	9/3/2021
Tom Fuller	Seattle	WA	98107	9/3/2021
Kim ONeill	Ellensburg	WA	98926	9/3/2021
Jackie Utter	Kittitas	WA	98934	9/3/2021
Sarah farnam	Seattle	WA	98106	9/3/2021
Davis K Brimberg	Federal Way		98003	9/3/2021
Linnet Botkin	Ellensburg	WA	98926	9/3/2021
Tyler Girvin	Cle Elum	WA	98922	9/3/2021
Fred Becker	Cle Elum	WA	98922	9/3/2021
Jill Michel	Cle elum	WA	98922	9/3/2021
Jamie Shelton	Seattle	WA	98198	9/3/2021
Willow Briggs	Seattle	WA	98118	9/3/2021
Jim Flick	Cle Elum	WA	98922	9/3/2021
El Memes	Dillsburg		17019	9/3/2021
Kelly Schwisow	San Jose	CA	95141	9/3/2021
Karen Melbye	Cle Elum	WA	98922	9/3/2021
Niki Strano	Battle Ground	WA	98604	9/3/2021
Tracy Campion	Bothell	WA	98027	9/3/2021
Mikayla LaFrenier	Ellenburg	WA	98926	9/3/2021
Krissie Schick	Ellensburg	WA	98926	9/3/2021
Kayla Gentner	Ellensburg	WA	98926	9/3/2021
Ryan Webb	Seattle	WA	98122	9/3/2021
Elizabeth Combs	Puyallup	WA	98373	9/3/2021
Anna Briggs	Bremerton	WA	98312	9/3/2021
Alex Barefoot	Fayetteville		28311	9/3/2021
Andrea Thompson	Cle Elum	WA	98922	9/3/2021
Laurie Hoyt	Vancouver	WA	98682	9/3/2021

Tajana Alex	Kent	WA	98030	9/3/2021
Shelley Emmons	Cle Elum	WA	98922	9/3/2021
David Bastian	Cle Elum	WA	98922	9/3/2021
Marcie Nunn	Cle Elum	WA	98922	9/3/2021
Cara Yost	Ellensburg	WA	98926	9/3/2021
Amber Ritchie	Olympia	WA	98501	9/3/2021
Olga Mauceri	Ellensburg	WA	98926	9/3/2021
Julie Baugher	Ellensburg	WA	98926	9/3/2021
Janey Duskin-Gilmour	Wenatchee	WA	98801	9/3/2021
Steve bovan	Seattle	WA	98122	9/3/2021
Deborah Daly	Ronald	WA	98940	9/3/2021
Rebecca Barrow	Lake Forest Park	WA	98155	9/3/2021
Angelyn Sheppard	Twisp	WA	98856	9/3/2021
Janna Bottem	Ellensburg	WA	98926	9/3/2021
Dennis Connors	Ellensburg	WA	98926	9/3/2021
Heather Marshall	Tacoma	WA	98445	9/3/2021
Teresa Whitworth	Ellensburg	WA	98926	9/3/2021
Meegan Etheridge	Kent	WA	98031	9/3/2021
Cheryl Fisher	Cle elum	WA	98922	9/3/2021
Meg Gilpin	Snohomish	WA	98290	9/3/2021
Sabrina Risher	Chehalis	WA	98925	9/3/2021
Paul Yost	Ellensburg	WA	95828	9/3/2021
Vicki Potts	Ellensburg	WA	98926	9/3/2021
STEFANIE ARCHIBALD	Wenatchee	WA	98801	9/3/2021
Lois Anna Murray	Kalama	WA	98625	9/3/2021
Suzanne Blakeney	Ellensburg	WA	98926	9/3/2021
debra hunt	Ellensburg	WA	98926	9/3/2021
Sean Edmison	Redmond	WA	98052	9/3/2021
Keith van den Broek	Wenatchee	WA	98801	9/3/2021
Lisa Pearson	Roslyn	WA	98941	9/3/2021
Donna Hawkins	Roslyn	WA	98941	9/3/2021
Lynne Bielaski	Cle Elum	WA	98922	9/3/2021
Jake Horton	Kittitas	WA	98934	9/3/2021
Deb Tobin	Grants Pass	OR	97527	9/3/2021
Michael Barbarick	Reading	PA	19607	9/3/2021
Sandra Marr	Ronald	WA	98940	9/3/2021
Glennis Hall	Ellensburg	WA	98926	9/3/2021
Barbara Van De Walker	Fort Bragg	CA	95437	9/3/2021
Julie Urrutia	Granger	WA	98932	9/3/2021
Robin selmer	Sacramento	CA	95814	9/3/2021
Tia Matthews	Renton	WA	98058	9/3/2021
Richard Bake	East Wenatchee	WA	98802	9/3/2021
Elaina tonto	Hoquiam	WA	98550	9/3/2021
Tamara Schaut	Ellensburg	WA	98926	9/3/2021
Matthew Gagner	Seattle	WA	98177	9/3/2021
Alyssa Rainey	Hoquiam	WA	98550	9/3/2021
Michael Whitfield	Seattle	WA	98103	9/3/2021

Ramona Pereyra	Redlands	CA	92373	9/3/2021
Todd Trocki				9/3/2021
Mark Brady	Ellensburg	WA	98926	9/3/2021
Denise Gregory	Bend	OR	97701	9/3/2021
Jennie Korb	Oak Harbor	WA	98277	9/3/2021
Jennifer Murphy	Monroe	WA	98272	9/3/2021
Richard Sinnema	Ellensburg	WA	98926	9/3/2021
Jennifer Brenes	Mercer Island	WA	98040	9/3/2021
Kathy Riggs	Woodinville	WA	98072	9/3/2021
Sharon Doyle	Cle Elum	WA	98922	9/3/2021
Greg Hanson	Pasco	WA	99301	9/3/2021
Shelley Sweet	Monroe	WA	98272	9/3/2021
Meg Myhre	Ellensburg	WA	98926	9/3/2021
Weslee Roark	Mount Vernon	WA	98274	9/3/2021
Lynne Worley	Clear Elum	WA	98922	9/3/2021
Mary McEachern	Tacoma	WA	98407	9/3/2021
Adrian Medved	Maple Valley	WA	98038	9/3/2021
Valerie Aldrich	Cle Elum	WA	98922	9/3/2021
Keith Putt	Ronald	WA	98940	9/3/2021
Kristine Miller	Ellensburg	WA	98926	9/3/2021
Carlyn Weatherill	Dillon	MT	59725	9/3/2021
Sacha Swanson	Spokane	WA	99206	9/3/2021
Diane Dodson	Ronald	WA	98940	9/3/2021
Emily Klever	Everett	WA	98208	9/3/2021
Dawn Jenks	Cle elum	WA	98922	9/3/2021
Cynthia Ness	Ellensburg	WA	98926	9/3/2021
Alisa Prinos	kirkland	WA	98033	9/3/2021
Kim Funston	Ellensburg	WA	98926	9/3/2021
Jane Millar	Woodinville	WA	98072	9/3/2021
Lisa Gilmour	Renton	WA	98059	9/3/2021
Trela Herman	Sammamish	WA	98075	9/3/2021
Shannon Lisenby	Everett	WA	98208	9/3/2021
Rebecca Daly	Kailua Kona	HI	96740	9/3/2021
Lisa Clark	Kirkland	WA	98033	9/3/2021
Gizela Berreth	Redmond	WA	98052	9/3/2021
Sue Mickelson	Cle Elum	WA	98922	9/3/2021
Valerie Musser	Cle Elum	WA	98922	9/3/2021
Phoebe Trocano	Woodinville	WA	98077	9/3/2021
Jean Wheeler	Everett	WA	98290	9/3/2021
Tabitha Hawk	Ellensburg	WA	98926	9/3/2021
Geraldine Gossard	Albuquerque	NM	87105	9/3/2021
Sola Wolff	Seattle	WA	98103-6713	9/3/2021
Shannon Nielsen	Kent	WA	98042	9/3/2021
Jo Harvey	Pacific	WA	98047	9/3/2021
Lise Anderheggen-Leif	Seattle	WA	98115	9/3/2021
Erin Richardson	Fall City	WA	98024	9/3/2021
Gabrielle Leif	Seattle	WA	98115	9/3/2021

Diane Wege	Spokane	WA	99208	9/3/2021
Linda BINDLER	Ocala	FL	34481	9/3/2021
Patricia Weatherill	Dillon	MT	59725	9/3/2021
Peter Later	Ellensburg	WA	98926	9/3/2021
Robert Boyd	Cle elum	WA	98922	9/3/2021
Bonnie Edwards	Kingston	TN	37763	9/3/2021
Alice Isackson	Clatskanie	OR	97016	9/3/2021
Irene Bjorklund	CLE ELUM	WA	98922	9/3/2021
Meghan Nicholson	Bothell	WA	98021	9/3/2021
Charlene Lauzon	Lynnwood	WA	98036	9/3/2021
Candace Burke	Branscomb	CA	95417	9/3/2021
Patricia Nelson	Bothell	WA	98011	9/3/2021
Cheryl ann Schnase	Seattle	WA	98122	9/4/2021
Barb Lui	Redmond	WA	98052	9/4/2021
Mary Cepress	Wausau	WI	54401	9/4/2021
Will Massart	Chicago	IL	60618	9/4/2021
Jessica Carpenter	Granite City	IL	62040	9/4/2021
Traci Jones	Easton	WA	98925	9/4/2021
Susann Hussels	Cle Elum	WA	98922	9/4/2021
Rachael Lundin	East Wenatchee	WA	98802	9/4/2021
Jessica Oliver	Ellensburg	WA	98926	9/4/2021
Andrea Tierney	Ellensburg	WA	98926	9/4/2021
Margaret Schmidt	Oak Harbor	WA	98277	9/4/2021
Monique Tomasello	Ocean Shores	WA	98569	9/4/2021
Thomina Heller				9/4/2021
LYNN WUSCHER	Duvall	WA	98272	9/4/2021
Anne Wendt	Arlington	WA	98223	9/4/2021
Michael Loggains	Cheney	WA	99004	9/4/2021
Sheena Hembrador	Seattle	WA	98103	9/4/2021
Donna Longacre	Longview	WA	98632	9/4/2021
Mary Moreau	Fremont	ОН	43420	9/4/2021
Randy Palmer	Kent	WA	98042	9/4/2021
Renee O'Horo	Monroe	WA	98272	9/4/2021
Kate Stewart	Seattle	WA		9/4/2021
Gail Dobberthien	Cle Elum	WA	98922	9/4/2021
Heather Chamberlain, MA, LPC, LMHC	Bremerton	WA	98310	9/4/2021
DIANE DOUGALL	Tucson	AZ	85730	9/4/2021
Beth Abraham	Issaquah	WA	98029	9/4/2021
Will Graham	Royal Oak	МІ	48073	9/4/2021
Judy Young	Ellensburg	WA	98926	9/4/2021
Kaysee Kauer				9/4/2021
Eliza Torres	Woodbury		8096	9/4/2021
Barb Miller	Snohomish	WA	98290	9/4/2021
Patricia Camacho	Everett	WA	98208	9/4/2021
Spencer Gee	American Fork		84003	9/4/2021
Kimberly Ochoa	Longview		98632	9/4/2021

Monica Miklova	Seattle	WA	98107	9/4/2021
Richard Ellison	Seattle	WA	98115	9/4/2021
Abrahim Khokhar	Fremont	1,,,,,	94536	9/4/2021
Chi Le	Lynnwood	WA	98036	9/4/2021
Christina Wicker	Lakebay	WA	98349	9/4/2021
Barbara Cardarelli	Redmond	WA	98052	9/4/2021
Lisa Harmon	Gold Bar	WA	98251	9/4/2021
Kathy Raybon	Easton	WA	98925	9/4/2021
(Ms.) Meryle A. Korn	Bellingham	WA	98226	9/4/2021
Holly Burlingame	Cle Elum	WA	98922	9/4/2021
Alix Lowell	Maple Valley	WA	98038	9/4/2021
Elizabeth Voigt	Federal Way	VVA	98003	9/4/2021
Lindsey Buntin	Ellensburg	WA	98926	9/5/2021
Aryan Patel	Toms River	VVA	8755	9/5/2021
		WA	98926	9/5/2021
Crystal Church Kailani Stewart	Ellensburg	VVA	23452	9/5/2021
	Virginia Beach	-	92804	9/5/2021
Erika Deleon	Anaheim	-	+	
Jaylynn Jiang	Kingsburg		93631	9/5/2021
Gretchen Pitts	CLE elum	WA	98922	9/5/2021
Paige Andersen	Seattle	WA	98122	9/5/2021
Nicholas McKenzie	Cle Elum	WA	98922	9/5/2021
Lisa Westgard	Seattle	WA	98198	9/5/2021
Charlotte Taron	Olympia	WA	98501	9/5/2021
Debra Cameron	Edgewood	NM	87015	9/5/2021
Emily Sattler	Spokane	WA	99224	9/5/2021
Cijin Kim	Coplay	1	18037	9/5/2021
Jocelyn Leiter	Redmond	WA	98052	9/5/2021
Erin Recke	Bellingham	WA	28204	9/5/2021
Andreya Pro	Issaquah	WA	98027	9/5/2021
Clovis STEVESON	Alachua		32615	9/5/2021
Doug Anderson	Hansville	WA	98340	9/5/2021
J M	Puyallup		98374	9/5/2021
Eduardo Carrelo	Carolina			9/5/2021
Jessica Bowen	Spokane	WA	99205	9/5/2021
Tina Price	Lake Stevens	WA	98258	9/5/2021
Denise Knudtson	Lake Stevens	WA	98258	9/5/2021
Lynne Henrion	Houston	TX	77095	9/5/2021
J. Lea Hutchinson	Clear Elum	WA	98922	9/5/2021
Megan O'Brien	Edmonds	WA	98020	9/5/2021
Cynthia Allen	Lawre	GA	30043	9/5/2021
Yuga Aoyama	Lewistown		17044	9/5/2021
Ellen Duysen	Council Blufffs	IA	51503	9/5/2021
Jennifer Johnson	Medical Lake	WA	99022	9/6/2021
AJ Cruce	Redmond	WA	98053	9/6/2021
Elaine Miller	Auburn	WA	98092	9/6/2021
Henry Ceu	Indianapolis	IN	46227	9/6/2021
Kaylynn Harig	Ocean shores	WA	98569	9/6/2021

Cheryl Overbey	Seattle	WA	98119	9/6/2021
Barbara Burns	Darrington	WA	98241	9/6/2021
Rob Drew	Miami	VVA	33177	9/6/2021
Kelly Page	Selah	WA	98942	9/6/2021
Aubrey Nesti	Vancouver	WA	98685	9/6/2021
Carolyne Wright	Seattle	WA	98125	9/6/2021
stephanie renea	joelton	VVA	37080	9/6/2021
Steven Dumanis	Shoreline	WA	98177	9/6/2021
Charli Holmes	Saint Louis	WA	63122	9/6/2021
Nancy Wang	San Francisco	CA	94110	9/6/2021
Willow Diller	Lancaster	VA	22503	9/6/2021
Jennifer Estroff	Ellensburg	WA	98926	9/6/2021
Robert Knips	Brooklyn	VVA	11218	9/6/2021
Joseph Distefano	Winter Park		32792	9/6/2021
Melissa Mossar	Seattle	WA	98122	9/6/2021
Shelley Dodd	Arlington	WA	98272	9/6/2021
Nick Williams	Ellensburg	WA	98926	9/6/2021
Maho Akane	Alexandria	WA	22312	9/6/2021
			98133	9/6/2021
Kristi Thorpe	Seattle		99301	9/6/2021
Madison Cunningham	Pasco		7017	9/7/2021
Arianna Apparicio	East Orange		406	9/7/2021
Aydan Tomlin Alan Bell	Helena	AZ	85381	9/7/2021
	Peoria	AZ	98251	9/7/2021
Karen Clair	Snohomish Lake Stevens	WA	98258	9/7/2021
Angela Farnsworth Marianne Zerebko	Truckee	CA	96161	9/7/2021
		ICA	13v	9/7/2021
Jacquie@aol.com Allinson Michelle Drewien	Ramara Seattle	WA	98103	9/7/2021
Erin Fletcher	Yakima	WA	30102	9/7/2021
	Enumclaw	WA .	98022	9/7/2021
Nina Body	Edmonds	WA .	98026	9/7/2021
Nancy Kittleson Denee Skistad		WA	98926	9/7/2021
	Ellensburg Alexandria	VVA	22311	9/7/2021
Kayla Hannon Muzhen Wu	Staten Island		10306	9/7/2021
Ruth Neuwald Falcon	Seattle	WA	98125	9/7/2021
	Seattle	WA	98133	9/7/2021
Ashley Pontious Norma Sheridan		WA	98387	9/7/2021
Jamal Muthala	Spanaway	WA	98465	9/7/2021
	Tacoma Clackamas	OR	97015	9/7/2021
Kristy Giles	Woodinville	WA	98077	
Andrea Scheffer				9/7/2021
Kathleen Wheeler Frank Vanris	Deer Park	WA	99006 98007	9/7/2021
	Bellevue	WA	98501	9/8/2021
Karla Taylor	Olympia		+	
Travis & Carolyn Komidar	Holley	NY	14470	9/8/2021
Ryan Remington	Tupper Lake		12986	9/8/2021
Madison Belknap	Endicott		13769	9/8/2021
Jon Francis	Burlington Flats		13315	9/8/2021

Jacob Bailey	Orting	WA	98360	9/8/2021
Isabella McFarland	Hermitage		16148	9/8/2021
emily prince	East Wenatchee	WA	98802	9/8/2021
Katelyn Zehrung	Kingston	WA	98346	9/8/2021
Melissa Morales	Houston		77002	9/8/2021
Norma Sharpe	Mabton		98935	9/8/2021
hannah russak	Seattle	WA	98122	9/8/2021
Deena Green	Spokane	WA	99217	9/8/2021
Kristi Campbell	Wenatchee	WA	98801	9/8/2021
Thomas Nieland	Alamo	TX	78516-9300	9/8/2021
Ashleigh Rauen	Vashon	WA	98070	9/8/2021
TAMMI PRIGGINS	WILOWICK	ОН	44095	9/8/2021
Leah Chambers	Sanohomish	WA	98290	9/8/2021
Joshua Hulbert	Vancouver	WA	98683	9/8/2021
DARLENE Muirhead	Independence	MO	64057	9/8/2021
Jan Chepeska	Belleville	MI	48111	9/8/2021
Kimberly Tennessen	Marysville	WA	98270	9/8/2021
Evghenia Greiner	Millbrae	CA	94030	9/8/2021
Teri Gillespie	Lynnood	WA	98037	9/8/2021
Paul Blackburn	Elizabethtown	KY	42701	9/9/2021
Roger Anker	Matteson	IL	60443	9/9/2021
Sara Keesling	Chesterfield	VA	23838	9/9/2021
pamela hamilton	Palo Cedro	CA	96073	9/9/2021
Teresa Logan	Bellingham	WA	98226	9/9/2021
Haley Spears	Longview	WA	98632	9/9/2021
Roberto Smith	Bellevue	WA	98005	9/9/2021
Kristi Marshall	Coeur D'alene	ID	83815	9/9/2021
doria wosk	miami	FL	33116-3356	9/9/2021
Pamela Toney	Longview	WA	98632	9/9/2021
Austin Rose	Racine		45771	9/9/2021
Emily Dingwell	Redmond	WA	98053	9/9/2021
Sasha Hjerpe	Bandon	OR	97411	9/9/2021
Deborah Barry	Longview	WA	98632	9/9/2021
Patty Stevens	Longview	WA	98632	9/9/2021
Syd Murillo	Burbank	CA	91505	9/9/2021
Melusine Preuße	Atlanta	GA	31141	9/9/2021
Mar C	San Antonio	TX	78227	9/9/2021
Mircea Valea	Edmonds		98020	9/9/2021
Sotiria Peterson	Schenectady	NY	12306	9/9/2021
Lily Engelsgjerd	Livermore		94550	9/9/2021
Oscar Fuller	Longview		98682	9/9/2021
Kathy Hale	Seattle	WA	98103	9/9/2021
Nancy Niemeir	Tucson	AZ	85711	9/10/2021
Jack Bredeweg	Akron		44304	9/10/2021
Alma Parker	Los Angeles	CA	90059	9/10/2021
Kim Thomas	Yakima	WA	98908	9/10/2021
Debra Brickel	Coupeville	WA	98239	9/10/2021

Lacey G		LA	70570	9/10/2021
Yes Yes	Easley		29642	9/10/2021
Hailey Fowler	Portland		97220	9/10/2021
Caroline Krugel	Bainbridge Island	WA	98110	9/10/2021
Janet Swihart	Randle		98377	9/10/2021
Michele Mohrmann	Richmond	VA	23235	9/10/2021

Michele L McFadden Law Office

September 10, 2021

City of Cle Elum,

Attention: Planning Department/47 Degrees North,

119 West First Street, Cle Elum, WA 98922.

RE: 47 Degrees North Development Proposal

To Whom it may concern:

I write to you today as a resident of the State of Washington for almost 60 years, and a horse owner throughout that time. I also write as a retired land use planner and mostly-retired land use attorney. I worked in the public sector for 30+ years writing all sorts of public policy material. The last 23 of those years I worked for the King County Council on numerous public policy issues including the Growth Management Act, critical areas regulations, zoning and subdivision ordinance drafting, and issues between city and county governments. So I do recognize the many issues that face the City with regard to the proposal

I am speaking on my own behalf and am not representing any potential litigant. Please make me a party of record.

First, I think it is obvious to the City that the Horse Park is a statewide resource, serving thousands of people each year, and the City's commitment to that resource is appreciated by many many people. As growth continues, the opportunities for horse owners to recreate closer to home becomes more constrained, and the existence of the park is due to the diligent work of Todd Trewin and all the board members who pursued the project for decades. It has minimal environmental impacts, brings business to the City, and the users appreciate very much not being constrained to a sea of concrete at a fairgrounds, with drag races drowning out all other sound. The Horse Park is appreciated for its peaceful and low key atmosphere. Users would like to keep it that way.

Trail use conflicts

One of the intersecting issues between my life as a horse owner and that of a public policy analyst was the issue of trails, first how to get them addressed as an issue in master plans for areas such as Redmond Ridge and Snoqualmie Ridge, then to identify public lands that could be preserved for passive recreational use such as walking, bicycling and riding horses. But once the commitment is made to be save them, the next problem is getting the users to get along with each other. Conflicts can and do arise from situations

MICHELE MCFADDEN, Attorney at Law P.O. Box 714, Wauna, WA 98395 Phone/Fax 253-853-6730 E-mail MLMcFadden@centurytel.net where all forms of passive activity get mixed together, and the proposal made by Sun Communities invites that potential conflict.

The open space in the western portion of the project proposal, that is now used, with appropriate rights held by the Horse Park, for competitive cross country jumping, needs to be protected from conflicts of use such as presented by people walking with strollers, or pedestrians strolling without awareness of their environments, or bicyclists speeding along and running into horses and harsh words exchanged. Horses need room to see what is coming at them or up from behind and so on. The Proposal shows a trail through the area used during cross-country schooling, and that trail appears to have unregulated access from Bull Frog Road. This too could result in problems of mixing passive uses.

These problems can be reduced with appropriate design, such as separation of walking, bicycling and riding trails, or if mixed uses, providing much wider areas for all uses to function. This separation of uses seems to be working at a park near me, and might work as well in this situation. But to accomplish it, in my view, requires a three-way arrangement between the City, the Horse Park, and Sun Communities regarding the design of trails in the Conservation area. A standing committee of some sort could be created to address these issues. What is not acceptable is for the project proponent to move in next door and then complain about Horse Park's activities as somehow offending the residents and visitors of the development. To that end, the "Managed Open Space" definition is somewhat vague and should be either better defined, or subject to a rigorous future public review and discussion.

Affordable housing

In the proposed conditions of approval, two alternatives are offered. #42 would simply give the City some land for a future "affordable housing " project. The other, #43, has the affordable housing units folded into the main project. Since the proposal is to install manufactured housing and build some multifamily units, it seems obvious that the affordable units should simply be integrated into the proposal. That approach avoids any stigma attached to an "affordable housing" project. IMO, it's far better public policy to integrate such housing than set it aside as somehow "special". And given the existing housing market through much of the state, much of the residential development proposed may actually be affordable, something that seems to be going the way of the dinosaurs.

Miscellaneous

"Residential Housing Unit" definition is very ambiguous about just how many units are intended. More than one? How does that affect the project size? The assumed water use?

Proposed condition of approval should probably read "5. Phasing – Master Site Plan can be built in phases. Phasing plan shall be submitted for review and approval by the City with construction documents. Any changes to the phasing plan shall be approved subject to approval by the City." As drafted, the condition would not give the city the option of not approving, and contradicts the first sentence in the condition

MICHELE MCFADDEN, Attorney at Law
P.O. Box 714, Wauna, WA 98395
Phone 253-853-6730 Fax 253-853-7077 E-mail MLMcFadden@centurytel.net

Proposed condition of approval 9a, what uses are exempted from further review through the CUP process?

Proposed condition of approval 9e is really broad and vague, it allows almost anything? It is broader than the City's existing code regarding RV parks (particularly 17.51.010G).

Proposed condition of approval #45,"Temporary Housing" is a term that is used but not defined? Same for temporary housing site.

Proposed condition of approval #78 Fire hydrants should be provided throughout all residential and RV Resort areas. Seems like this needs to be a shall, not a should.

In Closing

I want to commend the applicant for the tremendous amount of work that has gone into this proposal. It was particularly enlightening to read the history of the water rights issues in the Basin. I understand now why the project involves so many RV park spaces rather than pure residential uses, with the resulting water use reductions. I do wonder how the owners of the manufactured units will get fire insurance, with insurance companies taking a beating across the country from all of the fires and storms. And I question whether there will ever be a demand for 600 RV spaces at one time, but that remains to be seen. I wish the City the best in finding the right set of conditions that meets the City's needs as well as the applicant's.

Sincerely,	
/s/	

Michele L McFadden

From: Jay McGowan

Sent: Thursday, August 26, 2021 9:17 AM

To: Meagan Hayes; Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net)

Subject: FW: Deny 47 degrees North

From: Jeff <jlmallula@msn.com>

Sent: Thursday, August 26, 2021 8:59 AM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>;
Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Cc: Shelia Mallula <slmallula@msn.com>

Subject: Deny 47 degrees North

Good Afternoon. I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

Cle Elum and the surrounding areas have already turned significantly into a VBRO community. People with no connection to the community come for a few days, party, overwhelm the local infrastructure, and surrounding natural environment. 47° North will greatly exacerbate the problem and will be a further destroy the fabric of the community.

47° North;

- is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but

- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jeff Mallula

PO Box 256

Ronald, WA 98940

From: Planning

Sent:Tuesday, August 31, 2021 8:58 AMTo:Meagan Hayes; Kathi SwansonSubject:FW: Submitting Public Comment

----Original Message-----

From: Robin Buxton <robinb411@icloud.com> Sent: Monday, August 30, 2021 5:46 AM To: Planning <planning@cleelum.gov> Subject: Submitting Public Comment

I am very concerned about the possible loss of open space forested land adjacent to the Washington State Horse Park and the effect it will have on equestrian activities, shows, recreation, and access to open trails.

The Horse Park was designed, imagined, and constructed (still not complete) to serve as a statewide hub for equestrian enthusiasts of all disciplines and interests, including open space trail riding and competition. (No, we do not all want to ride around in oversized sandboxes.) What is the proper protocol and format for making public comment and putting that on record which I would like to be able to do.

Please respond.

Thank you,

Robin Buxton robinb411@icloud.com

From: Planning

Sent: Monday, September 13, 2021 7:37 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: Proposed 47 Degrees North Project

From: Molly Law <mollylaw123@gmail.com> Sent: Friday, September 10, 2021 10:10 PM To: Planning <planning@cleelum.gov> Subject: Proposed 47 Degrees North Project

Dear City of Cle Elum,

I am writing as both a frequent user and financial supporter of the Washington State Horse Park, as well as an experienced land use attorney. I am writing to request that, before moving forward with further consideration of the 47 Degrees North Project, the City require Sun Communities to work with representatives of the Washington State Horse Park to develop a site plan, including open space and amenities, that are compatible with the existing and planned operations at the Park. Having permitted numerous large commercial and residential developments in Washington, I am confident that Sun Communities can develop a project that is compatible - and in fact integrates well - with the existing Horse Park and trail system. Unfortunately, the current design does not achieve that outcome, and instead creates obvious conflicts between the existing Horse Park and some of the proposed improvements.

I acknowledge and appreciate that the City may be eager to support the development of the 47 Degrees North Project. I urge the City, however, <u>not</u> to sacrifice the existing investment that has been made - at both the state and local levels - in the Horse Park. Over the past decade, the Horse Park has developed a loyal following that generates significant revenue for the Cle Elum community. I have regularly stayed in the local hotels and eaten at the local restaurants while attending events at the Horse Park. I can foresee the opportunity to stay at one of the 47 Degrees units while visiting the Park - but only if the 47 Degrees North Project is designed in a manner that is compatible with the various equestrian activities that are the heart of the Horse Park.

It is possible for the Horse Park and a version of the 47 Degree Project to co-exist and - perhaps actually become mutually supportive. The current layout/plan does not yet achieve this vision. As explained in the letter from the Washington State Horse Park, the current design eliminates virtually all of the existing equine trail system, which is a critical component of the attraction of the Park for many riders. Also, the current design proposes to locate 8 acres of affordable housing immediately adjacent to the recently constructed covered arena, which is a vital component of making the Horse Park a year round destination for riders and equestrian events.

Rather than approving a design that is certain to leave the Council receiving constant complaints and detracting from the value of both projects, I urge you to require 47 Degrees North to sit down and work with the leadership at the Washington State Horse Park to develop a project design that the Park can support. This development presents an opportunity for synergy between the two projects, rather than decades of future conflict and missed opportunities.

I anticipate that Sun Communities will say that they have done all that they can. Looking at the project layout, it is clear that they have not. I know from years of experience, they can and will do more if required to do so. With that in mind, I ask that the City will take a position that supports both its existing and future investments, rather than sacrificing the Horse Park to this new development. Thank you for your consideration.

Molly Lawrence 13421 108th Ave SW Vashon, WA 98070

From: Planning

Sent: Monday, September 13, 2021 7:38 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: Disapproval of 47* North Comment / Concern Letter

From: J Mankus <jgkidsnk@msn.com>
Sent: Friday, September 10, 2021 10:51 PM

To: Planning cleelum.gov>; Jay McGowan cjmcgowan@cleelum.gov>; John Glondo cjglondo@cleelum.gov>;
Ken Ratliff ckratliff@cleelum.gov>; Beth Williams cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven
Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Cc: J Mankus <jgkidsnk@msn.com>

Subject: Disapproval of 47* North Comment / Concern Letter

To the Attention of:

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

We are writing to provide the city with our very strong concerns and disapproval for the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

We agree with ever letter you have received with **concerns** about this development and all the **facts** presented in the letters.... especially those provided by Our Kittitas County Commissioners, Kittitas County Sheriff Clay Myers, Attorney James Carmody, Tom Uren, Larry Stauffer just to name a few.

We also agree with these statements

This development is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property), This development would create a new and separate private tourist resort and

not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,

- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, We implore the City to **DENY** this proposed major amendment land use for the property.

Respectfully,

Gary & Joanne Mankus

Nick Mankus

Keri Mankus Kaestner

211 Watson Cutoff Rd

Cle Elum, WA. 98922

From: Planning

Sent: Wednesday, September 8, 2021 11:16 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47* North Application Comments

From: Larry Stauffer <stauffer@Lynden.com>
Sent: Wednesday, September 8, 2021 11:11 AM

To: Larry Stauffer <stauffer@Lynden.com>; Steven Harper <sharper@cleelum.gov>; Planning <planning@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>;

John Glondo <jglondo@cleelum.gov>

Subject: Re: 47* North Application Comments

Please consider this email an additional comment to my set of comments previously submitted.

The City of Cle Elum should be required to hire a specialized land use attorney, unaffiliated with any of the current parties associated with the Sun Communities proposal review process, to participate with the City's review team assembled to prepare the Staff Report.

It is expected that much of the response to the public comment related to the Applicant's proposal will be prepared by Sun Communities attorneys. Therefore, it is critical that an independent and credentialed land-use attorney is employed to provide guidance to the review team as it relates to the interpretation and analysis of the Sun Communities' response.

Larry Stauffer 2661 Lower Peoh Point Road Cle Elum, WA 98922

Sent from my iPhone

On Sep 7, 2021, at 7:13 PM, Larry Stauffer < stauffer@lynden.com> wrote:

Attached please find my comment letter. LKS <47Letter.docx>

From: Planning

Sent: Wednesday, September 8, 2021 11:09 AM

To: Meagan Hayes; Kathi Swanson

Subject: FW: Totally opposed to 47 Degrees North

----Original Message-----

From: Nancy Gore <nsomsengore19@gmail.com> Sent: Wednesday, September 8, 2021 11:08 AM

To: Planning <planning@cleelum.gov>
Cc: Bruce Gore <GO1966RE@gmail.com>
Subject: Totally opposed to 47 Degrees North

My husband and I (Bruce and Nancy Gore) live at 60 Equinox Drive, Cle Elum. We attended the city council meeting August 23rd to support the effort to "Stop 47 North". This particular project stresses county and city resources. The project in its proposed is nothing like what was approved in 2002. It is the wrong type of housing development for Cle Elum, surrounding communities and indeed the rest of Kittitas County.

Sent from my iPhone

From: Jay McGowan

Sent: Tuesday, August 31, 2021 11:30 AM
 To: Planning; Greg Dohrn; Meagan Hayes
 Subject: FW: 47 Degrees North Major Amendment

From: Alfred Greiner <greinerac@live.com>
Sent: Friday, August 27, 2021 4:02 PM
To: Jay McGowan <jmcgowan@cleelum.gov>

Cc: John Glondo <jglondo@cleelum.gov>; kratiff@cleelum.gov; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston

Weaver < rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

Distinguished City of Cle Elum Mayor and city council members,

This email is to voice some concerns regarding the 47 Degrees North project that is applying to amend the original programming the City of Clem Elum completed for the area planned for this project.

Some of the concerns are:

- The short the timeline requested for approval of the amendment to the original plan. Can such an important decision, which will impact the City of Cle Elum's direction be made by the end of this year?
- The tone of the requested changes appears a major deviation from the previously approved traditional subdivision.
- Do the requested revisions align with the character and intent of the long-term goals for the City of Cle Elum and the upper valley?
- Does the proposed 47 Degrees project align with the zoning goals of the original program?
- Will the population of proposed 47 Degrees project be motivated to take a lasting permanent stake in the area?
- Does the timeline proposed for approval allow sufficient time to understand?
 - Traffic on Bull Frog Road especially the circle at 903
 - o The impact this type of development will have on the supporting utilities infrastructure
 - o The effect of the proposed type of community on the local police, fire, and medical facilities

Hopes are that at a minimum the people of the City of Cle Elum administration responsible for making these so very important decisions, which will have such an impact on the long-term future of the area, will not allow for this decision to be made in haste.

Appreciate your time and attention,

Alfred Greiner 403 S 1st Street, Box 322 Roslyn, WA 98941 509 649 5389

From: Jay McGowan

Sent: Tuesday, August 31, 2021 11:30 AM

To: Meagan Hayes; Greg Dohrn

Subject: FW: 47 Degrees North Major Ammendment

From: J Thomer <nerdygirl@hotmail.com> Sent: Friday, August 27, 2021 3:52 PM To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

dcleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Ammendment

I am writing to express my fervent apprehension regarding the Sun Communities 47° North proposal for the Bullfrog flats property.

Although I've never been a city planner or had any involvement in the details of city infrastructure, as a layperson, I can see that a change in the current zoning to allow the proposed manufactured home / RV community instead of individually owned stick-built homes will have a VERY negative impact and will result in (among other things):

- Higher taxes for existing homeowners to pay for the extensive and far-reaching infrastructure required for a huge, fast, influx of people moving into the Sun Communities blight.
- The tax base for hundreds of stick built homes would be far greater than a tax bill for one large land owner. The taxes from individually owned homes would essentially be a COLA for the city whereas, I imagine, SC has a stable full of smart lawyers that would balk at tax increases and would fight it at every turn.
- The character of the area would change greatly, for the worse. This is a nice area, a development like this is not.
- Increased traffic, creating congestion. It's already bad in areas on the weekends.
- Overburdened schools. Where will new schools be built? Does the city already own a chunk of land for this? Again, the developer will NOT be paying their fair share of the changes they would create.
- Significant negative impacts on police, fire, medical and other public services that won't be fully paid for by the developer, so will fall on the rest of us land owners.
- I don't want to pay for the profits of a private corporation so they can pass it on to their shareholders and corporate officers. Time to STOP corporate welfare from the working people.

• Denial of the Sun Communities proposal will create local jobs for construction of stick built homes. Why would the City of Cle Elum want to deny people jobs?

The preceding is just a quick list off of the top of my head. I could come up with a plethora of reasons that would warrant DENIAL of this proposal. I respectfully urge the City to DENY this proposed amendment and retain the current approved land use zoning for the property.

Julie Thomer 305 W California Ave Roslyn, WA 98941

From: Planning

Sent: Wednesday, September 8, 2021 2:14 PM

To: Meagan Hayes; Kathi Swanson **Subject:** FW: 47 degree Bullfrog Flats

----Original Message-----

From: Mike Canady <ellensburgangler@gmail.com> Sent: Wednesday, September 8, 2021 2:07 PM

To: Planning <planning@cleelum.gov> Subject: 47 degree Bullfrog Flats

I am writing this letter in opposition to the newly modified plan for the bullfrog flats development, I understand we are going to grow an I am OK with that, I think we need to really take a look at this trailer park and deny the new application, We ned to go back to how it was originally planned for so many reasons including, Property taxes not being properly paid, too much influx will put a strain on the schools, Fire, Medics, Stores, Roads and so much more. I know deep down the commissioners will do the right thing and vote this down. Please don't let this big corporation bully the city of Cle Elum around. I am totally ok with he original plan of stick built houses but no a trailer park and RV park. I hope you have a great day and thank you for taking the time to listen to my concerns.

Thanks

Mike Canady Roslyn WA

From: Planning

Sent: Wednesday, September 8, 2021 12:24 PM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North Major Amendment

From: Catherine Cook <cgcook601@gmail.com> Sent: Wednesday, September 8, 2021 12:19 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North Major Amendment

Dear Planning Department, Mayor, and Councilmembers

The 47°N Major Amendment changes the Trendwest/Suncadia agreement from 2002 in substantial ways. The original development agreement is unrecognizable in the 47°N incarnation. Those changes are reason enough to vote down the proposed amendment.

The original agreement specified 1,334 housing units, stick-built on individual lots owned by the homeowner. This new development proposal calls for 1,634 housing units. Of those, 707 will be manufactured housing units, placed on leased property whose ownership resides with a for-profit corporation. In addition, the development adds a 627-space RV park. How can any of this be seen as equivalent to the original agreement?

Please consider that the assessed valuation of the amended project is estimated to be **\$200 million** at the end of buildout in 2028. Compare this with the **\$1.3 billion** estimated value of the original project (at the end of a 30-year buildout). How can this drastically reduced value provide enough tax revenue to support all the increased infrastructure needs? It can't; upper county property owners will end up footing the bill. We will be subsidizing the profits of an out-of-state corporation. (These figures are quoted from the Draft SEIS Fiscal Memo, Appendix K.)

This development is not in character with the city of Cle Elum, a fundamental requirement of current zoning for the property. In addition, it doubles the population of our area in a seven-year period and creates a transient population with no stake in our community.

Please protect our community by denying this project—it will permanently change the character of our towns.

Respectfully,

Catherine Cook 402 E Idaho Roslyn, WA

From: Planning

Sent: Wednesday, September 8, 2021 12:23 PM

To: Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North

From: MICHAEL JOHNSTON <SLEDOGN@hotmail.com> Sent: Wednesday, September 8, 2021 12:14 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams

| Steven Harper <sharper@cleelum.gov>; Steven Harper <sharper@cleelum.gov>;

Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degrees North

September 8, 2021

To: City of Cle Elum

Mayor

City Council Members Planning Department

From: Michael & Doreen Johnston

50 Nelson Creek Rd

Cle Elum WA 98922

RE: 47 Degrees North Application- Written Comments

Please consider this correspondence my response to the Sun Communities Notice of Application for Major Modification of Bullfrog UGA Master Site Plan and Development Agreement dated August 12, 2021.

I am strongly opposed to the Sun Communities proposal, as are the vast majority of the citizens of Cle Elum and the upper county. The proposal is an abomination and if allowed to be developed in the manner submitted would have wide-ranging negative effects on the community from both an economic and cultural basis. It is not hyperbole to expect that if built, it will destroy the community as we know it.

The Bullfrog Flats area will ultimately be developed into housing. I am not opposed to development, I am opposed to the Development Proposed by Sun Communities. The originally approved Master Plan had flaws, but it represented a more typical neighborhood approach; with fee simple land, individualized stickbuilt structures, a preclusion from RV's after the build-out and expectations for the use of a local construction workforce and locally supplied materials.

There are many reasons to reject Sun Communities proposal:

Major Modification Not appropriate.

- The proposal as presented by Sun Communities does not represent a modification to the Master Site Plan and Development Agreement. It is a whole different animal and should be treated as such.
- 2. The application should be considered a new land use action and the City's review should be consistent therewith.
- 3. The proposal should be vested under the regulations currently in place.

Application Incomplete

- Sun Communities has presented an incomplete application. The Applicant submitted the following statement in its application: "Please consider this a partial submittal to the Major Modification to the master Plan for 47* North. The Conditions of Approval, Additional Development Standards, and supporting documents will follow in the coming weeks."
- Sun Communities failed to provide details as required in CEMC 17.45.080, Application for mixed use approval. Specifically:
 - 17.45.080, A. A statement summarizing how their planned development meets the purposes and objectives of the planned mixed use district.
 - 17.45.080, C.2. A statement specifying the program for development, including phasing or completion schedules, if any, and the anticipated project completion date.
 - 17.45.080, C.10. A statement identifying applicable policies of the Cle Elum comprehensive plan, any subarea plan and any annexation and or development agreements, and demonstrating how the development

proposal meets such policies and the objectives of this chapter.

The application fails to include all documents and statements required to be considered a complete application. The citizenry is allowed to comment on a complete and comprehensive application rather than a partial submittal. As a result of the applicant's failure, the City should determine that the application is incomplete, require the applicant to re-submit with all supporting documentation; and once all supporting documents have been submitted and available for public review, initiate a second comment period.

Notice of Application

The Notice of Application on the City Website sets out an overview of both the **Required Permits and Approvals** and **the Application Review Process**. The process is not well defined or clear about the steps to be taken and provides conflicting statements as to the process of approval.

- Required Permits and Approvals: The proposed modifications are subject to City Council review and approval. If approved, a new Development Agreement between the City and Sun Communities will also be prepared for City Council review and approval.
- Application Review Process: The requested modifications are being processed as a Type 4 application which includes an initial 15-day public comment period. All comments received by the City will be posted on the City-website and the Project Sponsor will be provided with an opportunity to review and respond to the comments received by the City. The City Development Review Team will then review the application materials an all comments received and determine whether the application is consistent with the Development Agreement and the regulations under which the project is vested. A written Staff report with recommended Conditions of Approval will be prepared and made available for public review and comment. In addition, a public hearing will be conducted to receive further commendation will then be made to the city Will be reviewed and a recommendation will then be made to the city Council, who will decide whether to approve the modified Master Site Plan and New development Agreement.

The steps outlined within the section **Required Permits and Approvals** statesthat the City Council must review and approve the

proposed modifications in ADVANCE of the preparation of a new Development Agreement. The **Application Review Process** set-forth an entirely different set of steps. The document is confusing to the public and creates a sense of disarray as it relates to how the application is to be processed.

Bifurcate the City's Consistency Review and Staff Report process.

Because of the complexities of issues presented as a result of the applicant's proposal, the amount of research, legal review and analysis required by the City review staff will be enormous. The City should bifurcate the process into two parts in order to minimize time and expense, and provide the appropriate level of public insight necessary for a proposal of this magnitude as it relates to the determinations made by City staff.

Zoning and Code review.

- The proposed project should first be reviewed against all current zoning and Cle Elum Municipal Code. A staff report outlining the City's determination as to whether the proposal conforms to all of the City zoning and municipal code should be presented to the applicant, public, and if necessary, to a hearing examiner for consideration. Only after citizen review and comment, and if necessary, a hearing examiner's opinion is rendered, should the second phase of the review be considered. If it is determined that the proposal is not consistent with current zoning and all applicable code, the proposal should be rejected. If it is determined that the proposal is in conflict with code or zoning, the City has the right to propose zoning or ordinance changes to the City Council. It is not appropriate however, to modify zoning or code within the context of a Development Agreement.
- Once the review outlined above is completed and only in the event that the
 proposal was determined to be consistent with all current zoning ordinances
 and applicable municipal code, the City staff should initiate the second
 stage of the review process, including the drafting of the appropriate
 Development Agreement. While it may be possible that differences of
 opinion exist as it relates to the interpretations of specific regulation(s); the
 City staff owes it to the community to interpret such regulation(s), in all
 cases, to the benefit of the community and with ample consideration to the
 desires of the public.

Zoning, PMU Planned Mixed Use District

- 17.45.010, Purposes and objectives.
 - Sec.A.3. To encourage building design that is in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum Area;
 - Sec.A.5. To ensure that all development gives adequate consideration to and provides mitigation for the impacts it creates with respect to transportation, public utilities, open space, recreation and public facilities....
 - Sec.B.2. To create attractive, pedestrian-oriented neighborhoods with a range of housing types, densities, costs and ownership patterns

The afore mentioned purposes and objectives stand in stark contrast to the proposal submitted by Sun Communities.

- 17.45.050, Uses Permitted
 - Sec.A. All principally and conditionally permitted uses in this title may be allowed in the PMU district...

Permitted uses include

- R-Residential District; and
 - RM- Multiple Family Residential District
 - 17.16, R-Residential District; 17.16.010 Outright Permitted uses; Sec. A. One single-family dwelling per legal lot of record (including manufactured homes) and duplexes with not more than one duplex per street frontage per block.
 - 17.20, RM Multiple Family Residential District; 17.20.010 Permitted uses; Sec. A. Single-family dwellings, multiple-unit dwellings and townhouses.

Single-family dwellings are allowed within the Planned Mixed Use District because they are allowed in both the Residential District and the Multiple Family District. However, the code clearly and unambiguously states that each single family dwelling must be placed on a single tax parcel, "One single-family dwelling per legal lot of record (including manufactured homes)".

The applicant's proposal is to construct a traditional manufactured/mobile home park. All single-family residences are proposed to be placed on "un-plotted lots" under the ownership of and management of the park developer. The Cle Elum zoning ordinance does not recognize manufacture/mobile home parks a permitted use

within Any zoning district of the City.

Mitigation and Economics

The Applicant should be required to mitigate 100% of the negative impacts associated with the proposed development. All mitigation should be made concurrent with the actual build-out of the development. Mitigation should be addressed relative to all City, County, State and local associated special district impacts. All details associated with such mitigation requirements and agreements should be detailed within a newly created Development Agreement and subject to public review rather than in separate stand-alone agreements as proposed by the Applicant. CMCU 17.140 specifically authorizes the City to include affected public service providers as legal parties to the Development agreement at the City's discretion. In the interest of transparency and comprehensive mitigation of this unique and far-reaching project, the City should exercise such discretion.

The Applicant's proposal will generate substantially less revenue in the form of taxes than the original Master Plan approved in 2002. Some methodology should be imposed upon the Applicant and/or its future renters to ensure that all of the fiscal impacts associated with the development are paid for by the Applicant and/or its renters rather than the other tax payers in the upper county.

Too Large to Fail

Sun Communities' proposal envisions a huge RV and Manufactured/mobile home park that would nearly double the population of Cle Elum and the surrounding area. This private resort which is isolated from the rest of Cle Elum is nothing but a large business attempting to set-up up a for-profit-company disguised as housing. If the economics of this company fail, and the company defaults in respect to its obligations, the City will end up holding the bag. The City of Cle Elum does not have the capacity to take on such a burden and is not in the financial position capable of taking on such a risk.

Predatory Housing Practices

The only beneficial party to the Sun Communities proposal are the Sun Community investors. The citizens of Cle Elum and the upper

county will be robbed of the tax base initially contemplated within the Approved Master Plan and will be saddled with increased traffic, decreased public services, over-stressed schools, a decrease in recreational opportunities and a giant trailer park plopped within what was once our small-town mountain home. The owners of the manufactured houses will face annual increases in lease payments, higher mortgage rates than with traditional housing, devaluation and deterioration of the actual structures and no opportunity to build equity in what they thought was their home. Individuals that can least afford to be taken advantage of are the ones that trailer parks feast upon. Modular housing parks are a scam dressed-up as entry level housing.

Who's Listening?

The Community has spoken loud and clear. It wants no part of the 47* North development. The Mayor and the City staff have a substantial amount of discretion as it relates to the interpretation of the City zoning and municipal codes. Their interpretations will constitute the basis for the Staff Report which is expected to include a recommendation for approval or rejection of the Applicants proposal. It is the responsibility of the Mayor and the City staff to protect the interests of the community at every available opportunity and as such should exercise such discretion wisely.

Sincerely,

- Michael & Doreen Johnston
- sledogn@hotmail.com

From: Greg Dohrn

Sent: Thursday, September 9, 2021 4:53 PM
 To: Russell Toepfer; Meagan Hayes
 Cc: Spencer Crabb; Nikki Jeffries
 Subject: RE: 47 Degrees North project

From: Russell Toepfer <russell@hannouchearchitects.com>

Sent: Tuesday, September 7, 2021 9:38 AM

To: Greg Dohrn <gdohrn@cleelum.gov>; Meagan Hayes <mhayes@cleelum.gov>

Subject: RE: 47 Degrees North project

Good morning, Megan and Greg -

I hope you each had a good Labor Day weekend.

Just checking in to see if you have seen the e-mail, below, I sent Friday and if either/both of you have any responses to my questions.

You can answer the e-mail below or call me at (949) 261-2070, at your earliest opportunity.

Thank you!

Best regards,

RUSS TOEPFER Senior Project Architect

HANNOUCHE ARCHITECTS 20250 SW ACACIA STREET, SUITE #145 NEWPORT BEACH, CA 92660 T: 949.261.2070 F: 261.5482

russell@hannouchearchitects.com

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Hello Russ. I'll respond briefly to your questions, Spencer or Nikki with Atwell/Sun Communities can elaborate.

The proposed Major Modifications to the approved Master Site Plan are going through the initial round of public review and comment. Our goal is to have a decision on the modification request before the end of the year. It would be very premature to submit any plans prior to a decision being made on the modifications, especially since the approved master site plan includes only the construction of 1,334 single family residences.

The meeting on September 13th is a regular meeting of the Cle Elum City Council. On the agenda are proposed revisions to how the City processes land use permits including the establishment of a Land Use Hearings Examiner. The approval of these proposed revisions will have a significant bearing on the time required to process the major modifications.

I should also point out that upon approval of the proposed major modifications there are several implementing measures that would need to occur before building plans could be submitted, most notably the submittal of a subdivision(s), binding site plan, or other instrument to establish the building sites. Spencer and Nikki can advise you on the plans and timing for those actions.

I hope this information is helpful!

From: Russell Toepfer

Sent: Friday, September 3, 2021 10:59 AM **To:** gdohrn@cleelum.gov; mhayes@cleelum.gov

Subject: 47 Degrees North project

Hello -

I am with the architecture firm which is working with Sun Communities on the apartment project to be part of 47 Degrees North. I understand that the Proposed Major Modification for the site is currently in process, and that there is a meeting on September 13.

First, I would like to find out what is the process and timing for its finalization.

As well, I would like to find out what is the process for Planning Department approvals for the apartment project. Do we need to wait until the Modification is approved? Is there a formal approval process for Planning? Do we need to submit design drawings with floor plans, elevations, colors, etc., for such approvals? When would be an appropriate time for this, in relation to the Modification approval?

I would appreciate if one of you could call me at your first opportunity to discuss this further.

Thank you very much!!

Best regards,

RUSS TOEPFER Senior Project Architect

HANNOUCHE ARCHITECTS 20250 SW ACACIA STREET, SUITE #145 NEWPORT BEACH, CA 92660 T: 949.261.2070 F: 261.5482

russell@hannouchearchitects.com

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From: Planning

Sent: Thursday, September 9, 2021 4:28 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh; Jay McGowan

Subject: FW: 470 North Major Modification Amendment Concerns

From: Jack Jenson < Jenson_Jack@msn.com>
Sent: Thursday, September 9, 2021 4:26 PM
To: Planning < planning@cleelum.gov>

Subject: 470 North Major Modification Amendment Concerns

Hon. Mayor McGowan, City Council Members and Area Citizens –

We are writing to you to express our concerns with the proposed 47° North Major Modification Amendment and its potential far reaching negative impacts to the Cle Elum and Upper Kittitas County. These effects have not been adequately identified and thoroughly studied in the planning process to date. We would like to refer to three letters published in the North Kittitas County Tribune August 19,2021. The authors include the Kittitas County Board of Commissioners, Clay Myers, Kittitas County Sheriff and Brent Hals, the mayor of Roslyn. We share each and every concern expressed in these letters. In reviewing documents presented to the public we cannot find the developer, Sun Communities, proposing specifics of the extent they will participate financially in the costs that may be attributable to this project and beyond the 2028 buildout. The related EIS and SEIS process does not address the forward thinking detail of the wide scope of impacts and financial outcomes the original Proposal and this Amendment poses for the Kittitas County community. Because we have been provided with little detail of the forecast of financial outcomes surrounding the 47° North project a thorough risk/benefit analysis for our review is not possible. Absent an informed decision we are left to subjectively offer our opinion how to proceed. What we do know is the detrimental effects of more than doubling the population of a small community area in a short timeframe. The risk/benefit appears to highly weighted as a risk for Cle Elum. The mayor and the council should request a more thorough Fiscal Impact Study of the 47° North project and this Amendment looking to the future. This study should identify all likely cost areas where cost share is appropriate and the of potential shortfall costs to Cle Elum.

It is imperative to look at what Atwell/Sun Communities (SC) is and has done in the last 25 years. SC is a fully integrated real estate investment trust (REIT) listed on the NYSE (New York Stock Exchange) since 1993. During a recent June presentation Sun Communities presented itself as the premier owner operator of RV and manufactured housing in the US. Reviews of quarterly financials presented to the SEC (Securities and Exchange Commission) show a very financially successful company. The firm has experience funding projects in the more than 500 communities and you may expect them to be well acquainted with opposing legal issues facing development in a small community similar to Cle Elum. The City of Cle Elum has a budget of just over \$13 million. SC, in its most recent most quarterly SEC filing indicates it has a market value of \$22 billion. Kinda' like Godzilla vs Bambi. The company retains ample financial assets to fund multiple improvement, service and staffing needs related to 47° North. However, given what SC is and has done, Cle Elum must be prepared to defend itself and negotiate with SC as an experienced and vigorous legal effort. This could likely be a daunting task to preserve the wonderful small town character of Cle Eum we all enjoy.

What we can infer from the info provided is the unsuitability of the project for Cle Elum. I highly recommend the mayor and city council REJECT this Amendment.

Lastly, the Bullfrog Flats area is an area that has been essential to the Cle Elum equine community for many years. It needs to be preserved and maintained in its current state. I request the mayor and city council find a way to protect the land that is west of the horse park, the 75 acres parcel now for sale there. We ride horses there often and many people use it recreationally in other ways. We used to be able to rent horses there for our guests to take them on a trail ride to show them a little bit of our amazing life here in Cle Elum. The western dream is a great draw to this area and largely defines our unique culture. I am asking that you find a way to preserve this land so it can continue to be used by the people of this community as well as our many visitors so that they may enjoy the beauty of what we have here. Thank You.

Respectfully -

Jack Jenson – Cle Elum farmer

From: Planning

Sent: Thursday, September 9, 2021 4:28 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh

Subject: FW: 47 Degree North - Traffic Study

From: Charles Lynch <charleslynch3@comcast.net>

Sent: Thursday, September 9, 2021 4:24 PM

To: Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov> **Subject:** 47 Degree North - Traffic Study

Planning Department,

I have several concerns with the proposed 47 Degree North development. But my biggest concern is traffic on Bullfrog road and within Roslyn and Cle Elum. I reviewed the 47 Degree North traffic study posted on the City's web site and had concerns with mitigation recommendations. There are no new road or road expansions proposed. In general they all appear to minimize the real needs. Just look at what we experienced last Monday (Labor Day Weekend) and that was just vehicles passing through the area, and this is typical of most summer and holiday weekends. When 650+ RV park and guests try to exit at the same time it will make a concert at the Gorge look good. I only hope we don't have any emergencies at the same time.

The current mitigation plan doesn't appear to adequately address the traffic issues. I would recommend another 3rd party traffic study be done to validate these findings. On the surface this looks like a bad or incomplete study. We don't want to create another Seattle Metro traffic condition in our neighborhood.

Charles Lynch, PE 91 Jumbo Mine Lane Cle Elum, WA 98922

From: Planning

Sent:Thursday, September 9, 2021 4:07 PMTo:Meagan Hayes; Kathi SwansonSubject:FW: 47 Degree N major amendment

From: Susan Dunn <susanr726@gmail.com> **Sent:** Thursday, September 9, 2021 4:00 PM **To:** Planning <planning@cleelum.gov>

Cc: Jay McGowan <jmcgowan@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Ken Ratliff

<kratliff@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Mickey Holz

<mholz@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov>

Subject: 47 Degree N major amendment

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-ofstate publically traded corporation who's fiduciary duty is to its shareholders,
 - provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public

expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

 Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
_Susan Dunn
Name
1050 Westside Rd
Cle Elum WA,98922
Address
Sent from my iPhone

MEYER, FLUEGGE & TENNEY, P.S.

DENNIS L. FLUEGGE ROBERT C. TENNEY MARK D. WATSON* JEROME R. AIKEN* JOHN A. MAXWELL, JR. PETER M. RITCHIE**

*Also admitted in Oregon **Also admitted in Virginia ATTORNEYS & COUNSELORS
230 SOUTH SECOND STREET, SUITE 101
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JAMES C. CARMODY SEAN M. WORLEY JACOB A. LARA KINDRA K. CRAWFORD ROBERT S. URLOCKER

*OF COUNSEL*GARY E. LOFLAND

carmody@mftlaw.com

September 7, 2021

Via Email
City of Cle Elum
Attn: Planning Department/47 Degrees North
119 West First Street
Cle Elum, WA 98922
planning@cleelum.gov

Re: 47 Degrees North – Written Comments

Dear Planning Department:

We provide the following comments on behalf of Kittitas County Unincorporated Area Council, a Washington nonprofit corporation. ("KCUAC"). Comments are provided pursuant to the *Notice of Application for Major Modification of Bullfrog UGA Master Site Plan and Development Agreement* dated August 12, 2021. These comments supplement and are in addition to individual comments provided by members of KCUAC.

Our comments are based on documents and materials found on-line at the City's Planning link. There are many relevant documents that are not available for reference or review. The provision of full comments is impaired by the fact that Sun Communities has made only a "partial submittal" and the available administrative record on the City's website is incomplete and fails to include all documents relevant to the Bullfrog UGA Master Site Plan. These comments are provided upon Applicant's partial submittal. KCUAC reserves the right to provide supplemental comments as additional submissions are made and other relevant materials become available for public review.

Overview of Proposed Major Modification of Master Site Plan and Development Agreement.

Sun Communities has submitted a partial and incomplete application for amendment of the Bullfrog UGA Master Site Plan ("Master Site Plan") and Development Agreement by and between the City of Cle Elum, Trendwest Investments, Inc. and Trendwest Properties, Inc. Relating to the Development of Real Property Located Within the Cle Elum Urban Growth Area, Commonly Known as the Bullfrog UGA dated October

¹ KCUAC is a nonprofit corporation comprised of residents and organizations directly impacted by the 47 Degrees land use proposal. There are currently 571 commenting parties. Representative members include Larry and Dana Stauffer, Tom Uren and Randy Spink.

30, 2002 ("Development Agreement").² The land use application has been characterized by City Staff as a Major Modification of the Master Site Plan and Development Agreement.³ The project proposal includes the following:

- **Program.** Sun Communities proposes a program for development of three primary components: A Recreational Vehicle resort with a maximum of 700 units/sites; a manufactured home residential community on unplotted lots on a single parcel of property; and a 6.0-acre Adventure Center that would be open to residents and guests of the development, as well as to the general public for a fee. The entire development is under the direct ownership and control of the developer or its successors and assings. The current 75-acre business park set aside will be reduced to 26-acres and retained by New Suncadia.
- Manufactured Home Park. The manufactured home park is proposed to include three (3) main categories of housing: single-family, multi-family, and affordable housing. The single-family residential units would be manufactured or modular housing located on "unplotted lots" on approximately 106.3 acres. Multi-family residential is proposed on 23.8 acres (180 units) and affordable house on an identified 7.5 acre parcel (50 units). An "Amenity Center" is located in the central portion of the manufactured home park on 6.3 acres.
- **Recreational Vehicle Park.** Sun Communities proposes a Recreational Vehicle resort with a maximum of 700 unit sites located across approximately 279 acres.⁵

Please consider this a *partial submittal* to the Major Modification to the Master Plan for 47° North. The Conditions of Approval, Additional Development Standards, and supporting documents will follow in the coming weeks. Hard copies of the site plans are being mailed to the City office for review.

² Sun Communities transmittal memorandum states that the submission subject to comment is a "...partial submittal to the Major Modification to the Master Plan for 47° North. The specific limitation was summarized as follows:

Sun Communities' transmittal includes a two-page narrative together with a revised site plan (11 sheets). The administrative record also includes pre-application meeting summaries and materials related to the Final Supplemental Environmental Impact Statement ("SEIS"). A "draft" set of "conditions of approval" was subsequently provided on or about July 19, 2021. Our comments are limited to the "partial submittal" materials with reservation of rights to provide further comment with respect to subsequently submitted documents.

³ A Supplemental Environmental Impact Statement (SEIS) has been prepared and issued by the City with respect to the proposed Major Modification to the approved Bullfrog UGA Master Site Plan and Development Agreement.

⁴ Sun Communities submitted site plan documents entitled "Master Plan Update for 47 Degrees North RV Resort & Residences". The proposed Site Plan is set forth on Sheet No. C 100.

⁵ Sun Communities narrative is inconsistent with the proposed site plan. The site plan provides for the following "Non-Residential Uses": Recreational Vehicle (RV) sites – 53.7 acres; Recreational Vehicle (RV) amenities – 29.6 acres; and Glamping/Amenities – 50.5 acres. The Site Plan proposes 661 units/sites for such "non-residential uses". The RV Resort would provide traditional pull-through and back-in RV sites together with "glamping" sites with resort/type amenities. Sun Communities lists passive and active recreation amenities that would be integrated throughout the resort including a mix of parks, playgrounds, trails, sport courts, dog parks, indoor and outdoor exercise facilities, and outdoor gathering space. Amenity buildings would also be constructed and available to park visitors. The RV Park is privately owned and not subject to public use.

- Adventure Center. Sun Communities proposes a 6.0-acre adventure center that would be open to residents and guests of the development. Public access is available through payment of a fee. The Adventure Center "...could include amenities such as the following: miniature golf course, outdoor laser tag, a ropes challenge course, water recreation, a registration building, and parking."
- Trails and Parks. Sun Community proposes a 6-mile long network of trails and sidewalks that would be provided throughout the development site. The trails and parks would be located within the development and owned and maintained by Sun Communities. Sun Communities proposal does not allow public use of the trials and parks within the proposed development.
- Business Park/Commercial Uses. Sun Communities proposes a reduction in the Business
 Parks from 75-acres to 26.6 acres. There is also a proposed change in use from light
 industrial, research and development, warehousing, offices and limited retail to grocery
 store, retail, restaurant and medical offices. The conversion of the business park is to
 provide specific support services for the resort rather than job creating development for the
 community.
- **Development Ownership.** The entire resort development will be under common ownership through Sun Communities and/or their successors and assigns. The submitted Narrative states that "...[a]ll roads, utilities, and infrastructure constructed in the development would be owned and maintained by Sun Communities."

This proposal is a single integrated development owned by a single developer. The proposal is the antithesis of the vision that Cle Elum will be a single integrated community in keeping with its traditional rural, small town and mountain character. And the impact of the proposed subarea amendment will have profound impacts on the region including impacts to the City of Roslyn, Town of South Cle Elum and Kittitas County. SEPA requires that extra-jurisdictional effects be addressed and mitigated, when possible. *Cathcart-Maltby-Clearview Community Council v. Snohomish County*, 96 Wn.2d 201, 209, 634 P.2d 853 (1981); *Save a Valuable Environment (SAVE) v. City of Bothell*, 89 Wn.2d 862, 576 P.2d 401 (1978).

Background Documents Applicable to Proposed Major Modification of Master Site Plan.

City of Cle Elum specifically considered and ultimately approved the Bullfrog Flats UGA property as an integral component of the City's Urban Growth Area (UGA) and designated the property as Urban for future city long-term growth. The designation of Bullfrog Flats as a component of the UGA together with subsequent annexation established areas and densities sufficient to permit the urban growth that was projected for the City of Cle Elum for the succeeding 20-year period. All planning was within the context of a Pre-Annexation Agreement dated July 26, 2000. The planning process included environmental review (2002 Environmental Impact Statement), Master Site Plan and Development Agreement. The

planning area included approximately 1,100 acres generally bounded by I-90, Bullfrog Road, SR 903, the City Cemetery, and the Washington State Horse Park. Any proposal for a Planned Mixed Use development must be consistent with the planning documents. CEMC 17.45.010(B) ("Each proposal for development within the PMU district shall conform to...applicable annexation and development agreements...").

In 2002, the City created the PMU Planned Mixed Use zoning district (CEMC Ch. 17.45) which allowed for the planned development of the substantial subarea. Bullfrog Flats UGA Subarea plan was developed with the property ultimately annexed to the City and subject to a Master Site Plan and associated development agreement dated October 30, 2002.6 The approved mixed use development provided for 1,334 residential units (810 single-family units and 524 multi-family units); a 7.5 acre site for affordable housing: a 75-acre area for development of a business park use (light industrial, research and development, warehousing, offices and limited retail); provision of 524 acres of open space; development of pocket parks, ponds/lakes and a trail system; a 10 acre cemetery expansion; and 220 acres reserved for school, utility, and recreational (horse park) uses. City of Cle Elum agreed to annex the property based on the agreement "...to permit construction of the proposed Trendwest UGA Development, including all of the land uses and intensities described in this Agreement and the Conditions of Approval." Development Agreement § 2.1. The annexation and development authorizations were also subject to an agreement between Trendwest (now New Suncadia), the Yakama Nation and Washington State Department of Fish and Wildlife (WDFW) dated December 4, 2000. Development of Bullfrog Flats UGA languished while development of surrounding area exploded. The extraordinary growth placed added pressures on public entities. It also placed economic pressures on home ownership and permanent housing options.

The Development Agreement provides specific directions with respect to "Minor Modifications" but provides little guidance with respect to any change other than a Minor Modification. The only guidance is the following:

6.4.2 Any proposed modification of the Conditions of Approval but does not meet the criteria for a Minor Modification, as described in Subsection 6.4.1 above, shall be a Major Modification, and shall require an amendment to the Conditions of Approval, including all of the public notice, comment and hearing requirements specified in the PMU Zoning."

Development agreement 6.4.2. A "modification" is defined as "...the making of a limited change in something." Merriam Webster Dictionary (2021). Amendment of a final master plan is subject to CEMC 17.45.150 which provides that "...[a]ll provisions of this chapter shall apply to applications for amendment of an approved final plan." An application for mixed use approval must contain all items set forth in CEMC 17.45.080 and is subject to a Type IV processes under CEMC Ch. 17.100.

⁶ Trendwest Properties, Inc. and Trendwest Investments, Inc. entered into a development agreement regarding the development of real property located within the "Bullfrog UGA". At the time of the development agreement, the property had not been annexed to the City but was within the existing Urban Growth Area (UGA) as established under the Growth Management Act (GMA).

Comments on Application

KCUAC provide the following comments with respect to the application.

1. *Comment on Process – Incomplete Application*. Sun Communities acknowledges that its application is only a "partial submittal" and critical documents will follow at a later time.

Please consider this a partial submittal to the Major Modification to the Master Plan for 47° North. The Conditions of Approval, Additional Development Standards, and supporting documents will follow in the coming weeks. Hard copies of the site plans are being mailed to the City office for review.

The application does not include (a) final proposed conditions of approval; (b) proposed amendment or new development agreement; c) rezone or conditional use permit applications, or (d) additional "supporting documents".

In addition, the Master Plan Application fails to include a complete site plan and other submission requirements as set forth in CEMC 17.45.080. Deficiencies include failure to submit existing site plans; proposed design standards; restrictive covenants and/or design and architectural guidelines; and identification of comprehensive plan policies and applicable agreements.

The application is incomplete for processing and issuance of a notice of application is premature at this time. CEMC 17.100.060 and .110; and RCW 36.70B.070 and .110. The request for and provision of public comment on an application should be undertaken only when the application is complete and all available documents are available to the public, commenting agencies and interested parties.

2. Comment on process – Application is not a modification of the Bullfrog UGA Master Site Plan but rather a proposal for rezone to establish a new subarea plan and Planned Mixed Use development.

In 2002, Cle Elum City Council approved annexation of property within the Bullfrog UGA Subarea. The annexation and associated land use approvals designated the property as Planned Mixed Use and provided for a range of housing types and opportunities together with an integrated and supportive area for commercial development. The vision contemplated provision of necessary permanent housing to support growth projections with development "...in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum area".

Sun Communities is proposing to terminate the Bullfrog UGA Master Site Plan and substitute a 809-acre destination recreational vehicle resort under single owner control and operation. Sun Communities is a publicly traded company that develops, owns, and operates over 380

RV resorts and residential communities in the United States and Canada. The proposed RV resort and manufactured home community is promoted as consistent with many other of its privately owned resort facilities.

The proposal is to replace the integrated development plan with a destination tourist resort comprised of two (2) primary components: (1) a "recreational vehicle park" or "RV park" subject to CEMC Ch. 17.51; and (2) a developer owned manufactured home park. All ownership of the land would be retained by Sun Communities in perpetuity based on community membership and individual rental arrangements. The proposed land use is fundamentally different than the vision guiding development under the current plan and certainly not "...in keeping with the climate and the traditional rural, small town, mountain character of the Clem Elum area". The proposal also includes a substantial reduction in that portion of the subarea committed to commercial use and development.

It is well established in this state that a request for a planned unit development is treated as a request for a rezone. *Johnson v. City of Mount Vernon*, 37 Wn. App. 214, 218, 679 P.2d 405 (1984); *Lutz v. Longview*, 83 Wn.2d 566, 568-69, 520 P.2d 1374 (1974) ("it is inescapable that application of the PUD to this tract constituted an act of rezoning."); and *Schofield v. Spokane County*, 96 Wn. App. 581, 588, 980 P.2d 277 (1999) ("since Mr. Schofield is requesting a PUD, rezone law applies."). The application seeks to reclassify use within the Bullfrog UGA with such land use process treated as a rezone. The application must be considered under the process, standards and criteria set forth in CEMC Ch. 17.120 (Amendments and Reclassifications).

Second, the application is not a "modification" of the existing Bullfrog Flats UGA Master Site Plan. There is no part of the existing plan that remains after the purported "modification." It is totally eliminated. The application presents a new and distinct subarea plan which terminates all prior planned development of approximately 809 acres of the property. The proposal must be evaluated as an independent application under CEMC Ch. 17.45 (PMU Planned Mixed Use District).

Third, it is incongruous to carry forward provisions of a development agreement established for a fundamentally different land use proposal. The analysis, planning concepts, impact assessment and applicable mitigation measures and development conditions relative to the existing Bullfrog Flats UGA Master Site Plan simply have no relevance to the current proposal for a master planned recreational vehicle resort development.

- 3. Comment on Application Application proposes land uses not allowed within PMU Planned Mixed Use District and specifically rejected in the adopted subarea plan.
 - (a) Manufactured Home Parks are not allowed in the PMU Planned Mixed Use district. Cle Elum zoning ordinance sets forth uses permitted within the PMU Planned Mixed Use district). CEMC 17.45.050(A) sets forth all principally and conditionally permitted uses

that are allowed within the PMU zoning district and provides as follows:

All principally and conditionally permitted uses *in this title may be allowed in the PMU district* pursuant to an approved final plan provided that retail and service uses shall be limited to those convenience retail and service uses that are sized and designed to serve the residents or employees of the PMU zone and provided further specific uses permitted only in industrial districts pursuant to CEMC 17.24, and indicated in subsection B, which shall be prohibited in the PMU district, unless a special finding has been made as described in subsection B of this section.

If the proposed land use is not principally or conditionally permitted under the zoning ordinance (CEMC Title 17), the land use may not be included as a component of a Planned Mixed Use District.

Sun Community proposes a residential community component of the development which is described as follows:

The residential community component of the development would include 3 main categories of housing: single-family, multi-family, and affordable housing. The single-family residential units would be manufactured or modular housing on approximately 5,000 to 7,000-sq. ft. unplotted lots with a net density of between 5-6 du/acre. Multi-family housing would consist of single story and/or multi-story units. The single-story units would be position with three units on an 8,000-sq. ft. lot, where each of the three units would be available individually. Multi-story units would consist of multiple apartments ranging in size from 1-3 bedroom units, and a structure 2-3 stories in height.

The use proposal is for a traditional manufactured/mobile home park. All single-family residences are to be placed on "unplotted lots" under ownership and management of the developer. All roads, utilities and amenities within the manufactured home park are owned and maintained by the developer. Parks and trails are available only to residents and guests within the resort development.

Cle Elum zoning ordinance does not recognize or authorize manufactured/mobile home parks as a permitted use in any zoning district. In fact, the zoning ordinance requires that there be no more than one single-family residential structure per lot. CEMC 17.16.010(A) specifically provides as follows:

A. One single-family dwelling per legal lot of record (including

manufactured homes) and duplexes with not more than one duplex per street frontage per block;

The placement of manufactured homes is limited to one single-family dwelling per legal lot of record. Sun Communities proposes 673 manufactured homes on a single parcel.

Stick built and manufactured homes are treated the same under the zoning ordinance. RCW 35A.21.312 provides that "...a code city may not adopt an ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes." Manufactured homes and traditional stick built homes must be treated in an equal manner and the unambiguous ordinance limits placement of single-family residences to a single legal parcel of record. There is no authority under the zoning ordinance to develop a residential community that allows construction of multiple single-family residences on a single legal parcel of record. The clear and unambiguous language of the zoning ordinance may not be modified through variance or other available procedure.

(b) Recreational vehicle parks were specifically rejected as a consistent land use in the Bullfrog Flats UGA Master Site Plan approvals. The second component of Sun Communities land use application is a proposal to develop a recreational vehicle park together with associated camping facilities. The adopted Pre-Annexation Agreement stated that "...[i]t is the objective of the City of Cle Elum to be a single, integrated community, including areas to be annexed to the City." Pre-Annexation Agreement Section 3.3. The objective statement goes on to provide:

The primary principles that comprise the City of Cle Elum's *single* community concept include uniform minimum development and maintenance standards throughout the City including, but not limited to, road standards and snowplowing standards; open, ungated neighborhoods that allow unrestricted public traffic on roads and pedestrian circulation systems; maintaining parks,

⁷ "Variances may be granted *to all numerical standards of this title* with the exception of lot size and density." CEMC 17.85.020. The applicable zoning standard is not a "numerical standard" subject to variation. It is also clear that a variance would not be available because there are no unusual, exceptional or extraordinary circumstances or conditions applying to the property that do not generally apply to other property in the same vicinity or district. CEMC 17.85.040.

⁸ Recreational vehicles, recreational vehicle parks and camping are subject to provisions set forth in CEMC Ch. 17.51. "Recreational vehicle park" or "RV park" is defined as follows:

[&]quot;Recreational vehicle park," or "RV park" means a tract or parcel of land upon which two or more recreational vehicle sites are located, principally used for occupancy by predominantly RV's as temporary living quarters for recreation or vacation purposes with a maximum allowable stay per vehicle of 180 days; or is conditioned within the conditional use permit, annexation agreement and/or development agreement as appropriate.

CEMC 17.51.010. Any proposed RV park must satisfy the requirements of both a conditional use permit under CEMC Chapter 17.80 and site and design review under CEMC Chapter 17.76.

recreational facilities and open spaces to meet City standards that are sited in locations accessible to and are open to the public for the use and benefit of all citizens equally, whether such recreational opportunities are created by the City and/or through developer mitigation.

The Pre-Annexation Agreement further limits the scope of "private recreational facilities."

Trendwest may provide for private recreational facilities for UGA homeowners and tenants beyond those required to meet city standards, and may include some security measures deemed appropriate by the City for any senior residential housing constructed in the Trendwest UGA Property.

In the present case, the "private recreational facilities" are not for the benefit of "UGA homeowners and tenants" but for the benefit of the private developer and short term recreational vehicle and camping parties.

The proposed integrated RV park and associated manufactured home community are the antithesis of the contemplated single community concept that form the foundation for municipal annexation. The entire development is under private ownership with access controls and public use limitations. Any development proposal must substantially comply with "...the Cle Elum comprehensive plan, the policies and applicable subarea plan, the requirements of any applicable annexation implementation agreement and the purposes and objectives of ..." CEMC Chapter 17.45.

Permanent recreational vehicle parks were specifically rejected as a use component within the Bullfrog UGA.

- Permanent or long-term RV park was specifically rejected in the Development Agreement. Development Agreement ¶23. Trendwest was authorized to construct a maximum of 100 Recreational Vehicle sites in the Business Park Parcel to house temporary construction workers from the MPR and UGA. The temporary RV park use was to be removed after ten years. No provision was made allowing a permanent RV Park. The current proposal is not a "modification" of the existing plan but rather a new plan.
- Pre-Annexation Agreement ¶3.3 identify the objective of the City of Cle Elum to be a single, integrated community. The development concept was to provide "...ungated neighborhoods that allow unrestricted public traffic on roads and pedestrian circulation systems." Sun Communities proposes a single gated resort development under single ownership.

- Land uses were identified in the City's June 23, 1998 Bull Frog Urban Growth Area document dated June 23, 1998 (commonly referred to as the "Green Book"). That planning document identified RV park under Alternative 2, which was rejected in subsequent planning and subarea documents.
- The clear intent reflected in all applicable documents was that RV Parks were not an allowed use in the Bullfrog UGA.
- **4.** Comment on process proposed uses must be evaluated under applicable standards and requirements set forth in the zoning ordinance. It is axiomatic that the current application must be processed and evaluated in accordance with applicable annexation agreements, development agreements and zoning ordinance provisions. Those considerations include the following:
 - Pre-Annexation Agreement contemplates and required ungated neighborhoods that allow unrestricted public traffic on roads and pedestrian circulation systems; parks, recreational facilities and open spaces open to the public for use and benefit of all citizens; and commitment of single-family and multiple-family residential development design to contribute to the communities long-term obligation to provide permanent housing alternatives for the 20-year GMA planning period. The *Pre-Annexation Agreement* must be amended in order to convert the land use to a private resort community and not a series of traditional neighborhoods and mixed uses contemplated in the context of annexation.
 - Cle Elum Municipal Code does not authorize "manufactured/mobile home parks".
 CEMC 17.16.010(A) limits single-family dwellings to one dwelling unit per legal lot of record.
 - The adoption or amendment of a planned unit development is a rezone which must satisfy both ordinance and common law rezone requirements.
 - A proposed "Recreational Vehicle Park" must comply with requirements of CEMC Ch. 17.51, including conditional use permit. The development of an RV Park is allowed only upon the issuance of a conditional use permit in accordance with CEMC Chapter 17.80 and CEMC Section 17.100.140. CEMC 17.51.010(E). The development of an RV Park is also subject to site and design review, applicable design standards and compliance with applicable ordinance provisions. The land use review process must also include a conditional use permit application.

- 5. Comments on Development Agreement (DA). Sun Communities has not proposed either a new or amended development agreement for the proposed resort development.
 - A new or proposed development agreement should be included as an element of the application and reviewed concurrently with the application. An "applicable development agreement" is required as part of a planned mixed use application. CEMC 17.45.080(C)(13). The proposed development agreement shall include conditions, development standards, review processes for implementation, vesting and other applicable considerations allowed in development agreements. RCW 36.70B.170. The processing and review of a proposed development agreement shall be in compliance with CEMC 17.140.040. The current land use application should be placed on hold until the proposed development agreement is submitted and subject to municipal department, interested agency and public review and comment.
 - CEMC 17.140.020(B) requires that the City consider for inclusion in the development agreement the county, special service districts, school districts, utilities, and other impacted third-party beneficiaries for inclusion in the development agreement. The proposed destination resort facility will have direct impact on extrajurisdictional entities including Kittitas County, City of Roslyn, Town of South Cle Elum and state facilities. Each of the extra-jurisdictional entities will be directly and adversely impacted by the destination resort development and are appropriate parties to the development agreement. This consideration is particularly true with respect to the Upper Kittitas County which is an area where service is provided through a network of interlocal agreements.
- **6.** Comments on Application Adverse Impacts. The land use application proposes or suggests significant and unsupportable changes in the current land use planning. The following comments represent areas of concern but are not intended to be all inclusive. KCUAC reserves the right to supplement these comments based on a complete record developed through the hearing process.
 - Amendment reduces established open space. The current Master Site Plan provides for 524-acres of open space. Sun Communities proposes to reduce open space to 477-acres but provides no substantive support for such reduction in open space. There should be no reduction in the established open space requirements for the development.
 - Amendment improperly reduces business park/commercial areas. The adopted Master Site Plan provides 75-acres for business park/commercial. The existing business park authorization contemplates approximately 950,000 square feet for uses permitted in CEMC Ch. 17.34 (Business Park District) and CEMC Ch. 17.36 (Industrial District). Inclusion of these districts was for employment and job creation opportunities.

The proposed amendment reduces the commercial use to 150,000 square feet and converts permitted uses supportive only of the destination RV Resort. It is acknowledged that there will be "...fewer new permanent employees at full buildout due to smaller commercial space on adjacent property." The change is inconsistent with balanced community development and guidelines set forth in the Cle Elum Comprehensive Plan.

• Reduction in residential housing is contrary to public welfare and best interests. The current Master Site Plan provides for 1,334 residential units (810 single-family units and 524 multi-family units). Sun Communities proposes a reduction in residential usage to 707 residential units (527 single-family units and 180 multi-family units). Applicant acknowledges that the RV Park is a "non-residential" use. The modification eliminates 627 dwelling units and converts the remaining dwellings to rental or resort occupancies.

The proposal is inconsistent with the goals, policies and objectives of the comprehensive plan as well as applicable zoning ordinance provisions. The contemplated use shifts permanent residential housing to "second/vacation homes" and short-term rentals. No meaningful data is provided regarding contemplated mix in home use occupancies. The reduction in permanent residential housing increase demands for urban growth and permanent housing options within other municipal areas or associated Urban Growth Area (UGA).

Development Agreement intended housing to provide options to residents of the City of Cle Elum. The permitted residential uses were those uses set forth in CEMC Ch. 17.16 (R-Residential District) and CEMC Ch. 17.20 (RM Multiple Family Residential District). Development Agreement ¶¶13-16. The purpose of the residential districts is stated as follows:

The purpose of the residential district is to create and maintain stable and attractive residential neighborhoods, while providing diversity in housing types and maintaining affordable housing. Residential zones should also protect sensitive natural areas, provide for the efficient use of land and public services, and provide appropriate vehicular and pedestrian access.

CEMC 17.16.005.

• **Development Agreement** ¶16 states that there shall be "...[n]o gates, walls or other access restrictions on these public streets and alleys" The residential component of the Bullfrog Flats UGA was to provide additional land for meeting the GMA 20-year growth projections on in integrated single community basis. The proposed new subarea plan directly contravenes long-term growth planning for the community.

- Amendment would have adverse impact on job creation and employment. SEIS Alternative Five projected 2,025 local construction jobs over full buildout. SEIS Alternative Six reduces employment to 607 local construction jobs. Under SEIS Alterative Five, development of the business park would increase permanent employment by 1,900 new employees at full buildout. SEIS Alternative Six (including future commercial development) would result in approximately 400 new permanent employees at full buildout. The proposal is contrary to the public interest.
- 7. Comment on fiscal impacts: Sun Communities proposal presents adverse economic and physical impacts to the municipality. Sun Communities submitted a three-page "Narrative" for the proposed subarea plan amendment together with a "Working Draft Conditions of Approval." It is suggested that Sun Communities would contribute on a proportionate basis to adverse impacts to transportation system improvements and public facilities. Contributions are only to City of Cle Elum and fail to account for direct impacts to City of Roslyn, Town of South Cle Elum and Kittitas County. The Development Agreement specifically states as follows:

Because the City has adopted a policy that existing city residents, taxpayers, and rate payers should not bear any additional financial burden to expand facilities and services necessary to serve new development, it is appropriate to require Trendwest and its proposed UGA Development to bear those costs.

The costs include both on-site and off-site impacts including those to transportation and municipal services. Assessment of costs associated with such impacts should extend to state and local facilities and services including Kittitas County, City of Roslyn and City of Cle Elum.

We provide the following additional comments:

• Sun Communities fails to address fiscal impacts on municipal and public services in its "draft" conditions. The draft conditions include the following:

100. City of Cle Elum – include any mitigation required here. Sun is reviewing the fiscal assumptions in the SEIS to better understand City revenue and expenses. Will propose something here at a later date.

This document was submitted July 19, 2021. FSEIS provided fiscal mitigation measures by taxing authority – entity to address findings for SEIS Alternative 6, including (47° North) and (the commercial property). The environmental review failed to consider fiscal impacts to extra-jurisdictional entities such as City of Roslyn, Town of South Cle Elum and Kittitas County.

- We adopt comments provided by KCUAC member Tom Uren regarding fiscal impacts related to transportation, public services capital facilities, water and sewer utilities and landscaping and visual impacts.
- KCUAC also adopts comments submitted by City of Roslyn by letter dated July 27, 2021. The comment specifically relates to transportation impacts and levels of service applicable to Cle Elum Roslyn school district, City of Roslyn police service; impacts on Hospital District No. 2 (Ellensburg and Cle Elum); Kittcom; and Kittitas County solid waste. Each of these public services and facilities are provided on an annual basis which directly and adversely impacts City of Roslyn.
- Sun Communities is obligated to "...[e]nsure that ... public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." RCW 36.70A.020. A local jurisdiction shall "...prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted...." RCW 36.70A.070(6). Sun Communities seeks to avoid concurrency obligations with respect to transportation impacts by proposing only a proportionate financial contribution. *Draft Conditions* 93 98.
- SEIS states that the proposal will result in "...small fiscal short falls in early years while the SEIS Alternative 6 Residential and RV Resort would generate fiscal shortfalls post buildout." The proposal would require the near doubling of upper county public services (police, fire, hospital, etc.). The FSEIS fiscal analysis included only operational costs but did not include capital costs. Also excluded were fiscal impacts to jurisdictions outside the City of Cle Elum. The developer should be required to fund or construct any capital facilities required by its development. In the alternative, development should wait until concurrent facilities are available to serve the development.
- The SEIS studies show that sixteen upper county intersections and associated roadways will be at failing levels of service at buildout of the project. Sun Communities is not proposing to actually build or expand any road or intersections outside of the Bullfrog Flats site, but instead proposes to pay a "fee in lieu of" at the start of its project and be allowed to build and occupy its project irrespective of when road improvements are constructed for the impacted facilities.
- Sun Communities proposal would result in a near doubling of the population of Cle Elum/Roslyn at full occupancy. The direct impacts will be upon all public facilities and services including police, fire, medical, hospital/clinic service, emergency and school systems. The fiscal studies in the SEIS show that tax revenues collected from Bullfrog Flats after development will be less, in some case less than half, of what would

be collected from the same land if developed under the current approved land use. Collected tax revenue would not be enough to offset increased costs for public services.

Requests to the City of Cle Elum.

We request that the City of Cle Elum take the following steps at this point in the application process:

- 1. Require submission of a complete land use application in accordance with CEMC 17.45.080 including proposed development agreement, existing site plan, proposed conditions of approval and necessary permit applications (conditional use and rezone).
- 2. City determine if proposed planned mixed use application will be processed and considered with an associated development agreement or such reviews and processes will be bifurcated. KCUAC requests that the processes be bifurcated.
- 3. City suspend processing of the current land use application until review processes are clarified and a complete application is submitted that allows for governmental entity, agency, department and public review and comment.
- 4. City review and identify all required permits and processes for review of the proposed land use application including standards and procedures for rezone, conditional use permit and comprehensive plan amendment, if necessary.
 - City issue an interpretation with respect to processing of the PMU application as a "major modification" or new planned mix use application. Master Site Plan and whether such application and process will consider a new or amended development agreement.
 - Condition the project so that infrastructure (roads and all public facilities) are
 constructed concurrent with project development so that there will be no deterioration
 in concurrency standards applicable to transportation systems and public facilities. The
 condition should provide in a manner consistent with a concurrency agreement, phasing
 plan allowing development to proceed only when infrastructure elements are fully
 funded/constructed, regardless of the entity or agency construction such improvements.
- 5. City review and deny the current application because it proposes land uses not authorized in the PMU Planned Mixed Use District, such use being a proposed manufactured home park with multiple residences on a single parcel.
- 6. City reopen the FSEIS be reopened to include an assessment and evaluation of extrajurisdictional impacts to Kittitas County, City of Roslyn and the Town of South Cle Elum in accordance with WAC 197-11-060(4)(b).

We appreciate your consideration of our comments with respect to the land use proposal.

Very truly yours,

MEYER, FLUEGGE & TENNEY, P.S.

James C. Carmody

ce: Client (via email)

From: Planning

Sent: Thursday, September 9, 2021 8:43 AM

To: Meagan Hayes; Kathi Swanson; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver

Subject: FW: 47 North Project

From: Best Bulbs

bestbulbs@sbcglobal.net>

Sent: Thursday, September 9, 2021 8:42 AM

To: Jay McGowan <jmcgowan@cleelum.gov>

Subject: 47 North Project

Hello,

Very simply stated, do the right thing and vote down the 47 North project. I, and many other residents of this community, do not want it. You are well aware that it is quite evident that this development will have very detrimental effects on our community. Clearly, the developer is unethical, not local, and does not have the best interest of our community in mind. Vote NO to 47 North!

Sincerely, Paul Grutzner 321 W. 4th St. Cle Elum

From: Jay McGowan

Sent: Thursday, September 9, 2021 8:53 AM **To:** Planning; Meagan Hayes; Greg Dohrn

Subject: FW: 47 degrees

----Original Message-----

From: Bryce <bassist23@yahoo.com>

Sent: Wednesday, September 8, 2021 8:01 PM To: Jay McGowan <jmcgowan@cleelum.gov>

Subject: 47 degrees

Dear planning committee and city of Cle Elum

By now you have heard the concerns of the community regarding the proposed site at 47° north. It does not seem to be in our communities interest to foist this much infrastructure pressure on a community that is not in support of such growth by a private company that does not wish to contribute in a meaningful way to this infrastructure improvement. The community is not prepared for this type of development and it will have a negative impact on our way of life for generations to come. I'm also quite concerned about the increase draw on the already stressed water table by nearly doubling our cities size in such a short period of time. I sincerely urge you to put at least a meaningful pause on this until all angles can be considered

Sincerely Bryce Van Parys Ronald, WA

Sent from my iPhone

Sent from my iPhone

From: Planning

Sent: Thursday, September 9, 2021 9:00 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Matthew

Lundh; John Glondo; Beth Williams

Subject: FW: 47 Degree North - Request to Reject the Proposal from Sun Communities

From: Lisa Hegg sahegg100@gmail.com> Sent: Thursday, September 9, 2021 8:54 AM To: Planning <planning@cleelum.gov>

Subject: 47 Degree North - Request to Reject the Proposal from Sun Communities

We have lived in Upper County for the past 5 years. We love our Community, and have enjoyed making new friendships, and recreating in our beautiful area. However, we were astounded to learn about the 47 Degrees North Project on Bullfrog Road. This Proposal, from Sun Communities is vastly different from the Master Plan negotiated in 2002, between the City of Cle Elum and Suncadia. There are many reasons that the City of Cle Elum Councilmembers should not approve this "Major Modification", which is essentially a new "Proposal".

- 1. This Project does not offer affordable housing for our Community. Sun Communities will own the land, charging rent. This rent can & will be raised over the years. Unfortunately, mobile home parks only depreciate in value. Sun Communities is the only Winner in this scenario.
- 2. This proposed 47 Degrees North development (707 manufactured units, and 627 campsites), will more than double our Upper County Population. Unfortunately, we are already experiencing issues with our current growth. Our local Post Office is struggling with the current amount of mail & packages, Safeway is constantly busy and low on food. This huge growth will forever change the flavor and character of this small quaint Community.
- 3. Sun Communities is not proposing to pay for the infrastructure required to support it: Traffic, Schools, Fire, Police, Hospitals. Therefore, taxes will go up, and the citizens of Upper County will be required to pay for it.

Please do the right thing for our beautiful Community, and reject the Sun Communities "Major Modification". It is essentially a new Proposal, which should be subject to current rules and standards.

Sincerely,

Lisa and Tim Hegg

From: Planning

Sent: Thursday, September 9, 2021 9:01 AM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; John Glondo;

Beth Williams; Matthew Lundh

Subject: FW: 47 Degree North

From: Jeff Smith < jsmith@4q9.com>

Sent: Thursday, September 9, 2021 8:56 AM **To:** Planning cleelum.gov>

Subject: 47 Degree North

Stop 47° north.

There needs to be more infrastructure provided by the developer.

The planning department along with the City Council has not satisfied the needs of the citizens of Cle Elum.

Respectfully Jeff and Susan Smith 319 W. 4th St., Cle Elum, WA

From: Planning

Sent: Friday, September 3, 2021 11:01 AM **To:** Meagan Hayes; Kathi Swanson

Subject: FW: 47 Degrees North

Follow Up Flag: Follow up Flag Status: Completed

----Original Message-----

From: Mark Reed <mpreed65@gmail.com> Sent: Friday, September 3, 2021 10:52 AM To: Planning cplanning@cleelum.gov>

Subject: 47 Degrees North

I am totally against this proposed development for the following reasons:

- 1. Increased traffic, No way Bullfrog Road and the roundabouts can handle a daily increase of 1,000 /plus cars a day let alone our local road system. Who pays for the future upgrades, maintenance etc?
- 2. The climate is changing, drought frequency is increasing, where is all the water going to come from not only for now but in the future? Water will soon be more precious than gold just look at what's happening in the Southwest.
- 3. Who's going to pay for the treatment of the millions of gallons of sewage that will be produced at this site or the future sewage system upgrades? What's the future impact on the Yakima River and future salmon runs if pollution levels increase?
- 4. Who is responsible for all the future garbage, air and water pollution, road, sewer, water system etc. maintenance and impacts to our wildlife and ecosystem??
- 5. Are you so naive that you believe the Developers cares about the future negative impacts, costs, pollution, overcrowding, and overall reduction in the quality of life we now enjoy? The developers care about only one thing and that is for them to make as much money for themselves, leave and let someone else be responsible (and pay for) the future consequences of their actions.

There is a lot more reasons to shut this project down, I just hope the Mayor and City Council comes to realize this is NOT in the best interests of our community.

Thank you Sincerely Mark P. Reed 4th generation Roslyn

Sent from my iPhone

From: Jay McGowan

Sent: Friday, August 27, 2021 1:38 PM

To: Gregg Dohrn - GRDohrn & Associates (Greggdohrn@comcast.net); Meagan Hayes

Subject: FW: 47 Degrees North Major Amendment

From: KATE REGAN < kate@kairosconsultinggroup.com >

Sent: Friday, August 27, 2021 1:25 PM

To: Planning cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Mickey Holz <mholz@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov> **Subject:** 47 Degrees North Major Amendment

To Whom It May Concern:

I am writing to provide the city with my reasons for objecting to the Sun Communities 47 Degree North proposal for the Bullfrog flats property. My reasons for objecting are:

- * It will create serious impacts on roads, police, fire protection, schools, emergency services, and hospitals as well as other services.
- * It will require public expenditures and increased upper county taxes to pay for, what will essentially be, a subsidy for a private business.
- * It is a major deviation from the traditional subdivision plan previously proposed and approved.
- * It is not in keeping with the character of the City of Cle Elum or Upper Kittitas County.
- * It will not provide any significant benefits to upper valley residents and tax payers.

I am not opposed to planned growth, and the original underlying zoning approval would still allow development of this site, just not as a private resort or manufactured home community.

For these reasons, I urge the City to DENY this proposed major amendment and retain the current approved land use for Bullfrog Flats.

Kate Regan, PhD 335 Westside Rd. Cle Elum, WA 98922

Planning

From:

Sent:	Monday, September 13, 2021 3:03 PM
To:	Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth
	Williams; John Glondo; Matthew Lundh; Jay McGowan
Subject:	FW: 47 Degrees North
Original Massas	
Original Messag	corporated.com <roses@iosincorporated.com></roses@iosincorporated.com>
	ember 12, 2021 5:28 PM
• • • • • • • • • • • • • • • • • • • •	ning@cleelum.gov>; planning@cityofcleelum.gov
<u> </u>	jmcgowan@cleelum.gov>; Ruston Weaver <rweaver@cleelum.gov></rweaver@cleelum.gov>
Subject: 47 Degrees	
Subject. 17 Degrees	, 1001.01
Thank you for the o	pportunity to provide comments on the Sun Communities 47 Degrees North Major Amendment.
, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , ,
I am very concerned	d with this proposal, which would result in a near doubling of the population of Cle
Elum/Roslyn/South	
I am opposed to the	e Development Proposed by Sun Communities. The originally approved Master Plan had flaws, but it
represented a more	e typical neighborhood approach.
·	ent would put too much pressure on our resources of every type and would not provide benefits to
the community.	
And I DO live in Cle	Flum Lam a long time resident of the area and have raised my shildren have
and I DO live in Cie	Elum. I am a long-time resident of the area and have raised my children here.
Sincerely,	
RoseMary Salter	

Mayor Jay McGowan and Council City of Cle Elum 119 West First Street Cle Elum, WA 98922

To the entire City Council and Planning Board,

I am completely opposed to the 47 North project. It will bring in low tax revenue, transient people that will clog our limited roadways and hospitals, and will be not contributing to the positive growth of Cle Elum. I know that you have seen all of the feelings and comments from the Sheriff, the County Commissioners, and other concerned members of the community.

The objection to this project cannot be understated. Many of us are familiar with Agenda 21 and Agenda 30, and do not want any part of that in our little town of Cle Elum. What Cle Elum really needs is a business park and more tax-paying new HOMES, not mobile home parks.

Cle Elum wants to grow and become a more affluent town in which patrons have options for shopping and commerce, vs providing services to non-income/tax paying people.

The original agreement is not being upheld. Why is that?

- Why would our elected officials agree to this at the peril of our current residents?
- What is the payoff?
- Who benefits?
- Who suffers?
- Who pays for this?
- Why is the new proposal being entertained?
- What is the new infrastructure proposal to support this new 47 Degree north proposal
- Why would the existing residents be put at such risk?

I plead with you to listen closely to all of the concerns of hundreds of local tax paying citizens. Please go with the original plans for a business park and residential homes for Cle Elum.

Sharon Stuart

PO Box 1131

Cle Elum, WA 98922

Sent from Mail for Windows
Mayor Jay McGowan and Council
City of Cle Elum
119 West First St.
Cle Elum, Wa. 98922

Dear Mayor McGowan and Council,

As concerned citizens we are writing in regards to 47North Project on Bullfrog Rd. We respectfully a REJECT the project proposal as is presented. It has family, after much research, that this project is William County community of Cle Elum.

Aside from the immediate destruction of the beau is also no question our public services, including fi medical care and ambulance cannot support this prequest that if it is concluded that this property be designed to serve a 'local' community for limited s (as was originally agreed upon) NOT trailers and m NOT a transient/weekender community that just a leave our people and local businesses exhausted a boondoggles. You must realize that even at our cu weekend travelers to this area many, many full tin trapped at home from Fridays to Monday morning of traffic. And locals don't DARE make a trip to Sat

It will take courage from each of you to do the rig the communities backing to do just that. Thank you concerns.

Mike and Monica Cassidy

262 Black Nugget Ln. Cle Elum, Wa. 98922

Ps. We live here FULL TIME.

September 10, 2021

Re: 47°North Major Amendment

Dear Planning Department, Mayor, and Councilmembers

The 47°N Major Amendment changes the Trendwest/Suncadia agreement from 2002 in substantial ways. The original development agreement is unrecognizable in the 47°N incarnation. Those changes are reason enough to vote down the proposed amendment.

The original agreement specified 1,334 housing units, stick-built on individual lots owned by the homeowner. This new development proposal calls for 1,634 housing units. Of those, 707 will be manufactured housing units, placed on leased property whose ownership resides with a for-profit corporation. **In addition, the development adds a 627-space RV park.** How can any of this be seen as equivalent to the original agreement?

Please consider that the assessed valuation of the amended project is estimated to be **\$200 million** at the end of buildout in 2028. Compare this with the **\$1.3 billion** estimated value of the original project (at the end of a 30-year buildout). How can this drastically reduced value provide enough tax revenue to support all the increased infrastructure needs? It can't; upper county property owners will end up footing the bill. We will be subsidizing the profits of an out-of-state corporation. (These figures are quoted from the Draft SEIS Fiscal Memo, Appendix K.)

This development is not in character with the city of Cle Elum, a fundamental requirement of current zoning for the property. In addition, it doubles the population of our area in a seven-year period and creates a transient population with no stake in our community.

Please protect our community by denying this project—it will permanently change the character of our towns.

Rulefor

Respectfully,

Glenn Rudolph 402 E Idaho

Roslyn, WA

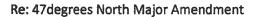
August 24,2021

Mayor McGowan, City Council Members, Planning Department

City of Cle Elum

119 W. First Street

Cle Elum, WA 98922



This letter is to register our opposition to the amended plan for 47 Degrees North and to ask that you deny the proponent's request.

First, though, we want to thank you for your service to our community. We appreciate the time and effort involved and realize that public service is not an easy job. Thank you.

Specifically, regarding the 47 degrees North Major Amendment, we have been following several discussions about this proposal and know that by now you have received many comments and letters in opposition to the proposal. We have been impressed with the detail and well-reasoned opposition set forth in letters from the Kittitas County Sherriff, the Roslyn Mayor, the Kittitas County Commissioners, and many many citizens including Tom Uren and Larry Stauffer. Rather than reiterate these same arguments, we will say here that we agree on all counts. This proposal provides nothing positive for Cle Elum and the surrounding communities. Rather, the proposal will have massive negative impacts spanning all facets of life in Cle Elum, Roslyn, Ronald, South Cle Elum and all surrounding communities. One prime example of a negative impact would be in the event of a major fire such as the 25 Mile Fire or the Schneider Springs Fire. Any attempt to evacuate the resulting increased population would without doubt be extremely negatively impacted by the sheer number of people who will need to get on the already lacking roads to get to safety. In short, health, safety, emergency response, schools, traffic, and day-to-day living will all be negatively impacted if 47 degrees North is allowed to proceed as requested by the amended proposal.

We know you are aware that the decision you face will impact not only the citizens of Cle Elum but also the citizens of South Cle Elum, Roslyn, Ronald and all the surrounding communities who share our roads, rely on the same emergency response teams, send their children to our schools and take themselves to KVH for health care and emergencies.

Because the amended proposal set forth by 47 degrees North Major Amendment will have such an allencompassing negative impact on so many, we ask that you deny the request and require the proponents to abide by the original plan already previously approved.

Harry and Ruth Bernhardt

Full-time homeowners at: 60 Lily Court, Cle Elum, WA 98922



47 North

We have lived in Cle Elum for over 18 years. I am not against ongoing development in our community but we have serious concerns about the two current large projects now in process: Cle Elum Ridge and Bull Frog Flats. Over the last two decades the development has been mostly in Suncadia or piecemeal. This development has been at a measured pace bringing in steady jobs and money without overwhelming community services or infrastructure.

These current large developments are not of the same nature at all. These will rapidly expand needs for both infrastructure and services such as medical, police, schools, groceries, water and sewer, cell phone service, and roads. These demands will require an outstanding plan, excellent execution (enforcement of agreements, building inspectors, etc) and massive capitol expenditures.

Unless the developers are required to front monies for these demands before starting their projects, the burden will fall on our current residents. Our taxes will go up. Our quality of life will go down. Response time for permits, medical, fire, and police will go down. We will all stand in line at the grocery store for 30 minutes to check out. Many people have articulated well the problems that are coming including the Sherriff and County Commissioners.

Please require the developers total up front mitigation and staged development coincidental to infrastructure improvements.

Sincerely,

John & Amy Beiter

SEP 1 0 2021

To:

Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922



47 Degrees North Major Amendment proposal



I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
- would create a new and separate private tourist resort and not a natural extension
 of city neighborhoods as originally envisioned/required by city zoning and current
 approvals,
- is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- provides no significant benefits to upper valley residents and tax payers, but
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Name

5045. A.St.

Street address

toslyn, Wa

98941

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
Cle Elum, WA 98922



Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Name

507 South A. STREET

Street address

ROSLTN WA. 98941

City

To:

Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Re:

47 Degrees North Major Amendment proposal



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For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Name

510 S. A. St.

Street address

Roslyn, WA 9894 (
City

Aug 21 21

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members

119 W First St Cle Elum, WA 98922

Cie Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal



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Name

Street address

City

To:

Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Re:

47 Degrees North Major Amendment proposal



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For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Virgil Amick

From: Susan Cain <suecain@me.com>

Sent: Friday, September 10, 2021 8:07 AM

To: Planning

Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper;

Matthew Lundh; Ruston Weaver; SUE Cain; SUE Cain

Subject: 47*North - NO

Dear Planning Commission, Mayor McGowan and Cle Elum City Councilmembers:

Thank you for taking the time to read my comments regarding the 47 Degree North. I am definitely against the project.

FINANCE

The applicant should be required to mitigate 100% of any impacts associated with a development. Increased services provided by fire, police, hospital/medical services, transfer station, schools, will not be paid for by "visitors", but will be need to be paid for by current residents.

TRAFFIC

This proposal will create extensive traffic congestion and gridlock. This area cannot support any extra vehicles.

MAJOR AMENDMENT VS. NEW APPLICATION

This proposal should be viewed as a new land use application with full review and approval. The application is not a modification of the previous "Bullfrog Master Site Plan", but rather a proposal to establish a new "plan". The RV park/resort would be operated as a business and not a series of "neighborhoods" with community involvement.

COMMERCIAL ZONE

The proposal does not include a definite date of completion of a commercial center approved of in the initial application. You've been to safeway on a summer weekend. Enough said.....

I appreciate your consideration of my comments.

Please DENY this proposed major amendment.

City of Cle Elum

Attention: Planning Department

Project: 47 Degrees North



Thank you for the opportunity to provide comments on the Sun Communities 47 Degrees North Major Amendment.

I am very concerned with this proposal, which would result in a near doubling of the population of Cle Elum/Roslyn/South Cle Elum. The EIS details how this near doubling of population will have huge impacts across the board on Cle Elum and the entire upper county, in almost every way imaginable, and per the EIS this will happen in a seven year period, essentially overnight. What community can grow like this, keep up with infrastructure and maintain its essential character? The answer to that question depends entirely on how growth is planned and managed.

In 2002 the Cle Elum city council approved annexing the Bullfrog Flats property and designating it urban for future city expansion to accommodate long term growth. They designated it for Planned Mixed Use to allow for a range of housing types and opportunities, large lots, small lots, apartments, and a full range of everything in between. And it was zoned and planned to include a moderate set aside for employment and shopping opportunities to provide jobs for the new (and existing) population. The goal was to accommodate growth by creating new neighborhoods, integral with the city that were "in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum area". This vision for future growth is not my vision, or even my words, it's clearly articulated in Cle Elum's zoning code.

Sun Communities has proposed to change this vision. Their vision is to use the property for a huge new tourist resort with two components: an RV resort and a Manufactured Home resort. Gone is the idea of traditional neighborhoods integral with, and in character with, the rest of the city. The Sun Communities proposal would create a huge new gated private resort disconnected and walled off from the rest of the city. All ownership of the land will be retained by Sun Communities in perpetuity with community membership/ground rights "leased" back to individual unit owners. None of the proposed development, not it's look, feel, design or ownership structure, even remotely reflects the "traditional rural, small town, mountain character of the Cle Elum area". The employment area has shrunk to a third of its original size, along with the number of jobs created, and the employment component is not even part of Sun Communities' proposal so there is no guarantee it would ever be built. Sun Communities will argue that the Manufactured Home component is not a resort and that it will provide reasonably affordable housing to the community, but all one has to do is look at the private gated design, types of amenities included, the ownership, membership and cost structure, lack of restrictions on short term rentals, no commitment that any units will actually be "affordable", and it's obvious what the community will really be about. This vision for the Sun Communities project is not my vision, it's clearly outlined in the ElS reports and Sun Communities published material.

In 2002 the city created the Planned Mixed Zoning to allow significant flexibility and creativity in neighborhood design to meet the city's long term community growth visions. Now Sun Communities is attempting to use that flexibility to achieve its own corporate goals, which it's not a reach to say they are diametrically opposite of the city's long term goals. I believe a clear and honest reading of the City's zoning code applied to Sun Communities proposal shows that it doesn't meet the city's codified vision for this property and should be denied on that basis alone.

Respectfully submitted,

Synne Worley Sept 10, 2021 Lynne Worley 1703 Airport Rd

Cle Elum, Wa 98922

Email: lyn241@gmail.com











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39/13/21

FLAT RATE ENVELOPE

Po Box 146 EASTON, WA 98925

FROM:

TO: City of Cle Elunn
ATTAI: Planning Dept/47 Degress. A.
119 W First St
Cle Elun, Wa 98922

PF



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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

DARRICK OSIADACZ

1003 E 301, ST

C/e E/um WA. 98922

Address

SEP 1 3 2021

By A

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Respectfully,

Name

2260 STONE RIDGE DR

CLE ELUM, WA. 98927

SEP 1 3 2021

By VA

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Respectfully,

ELIZA Name

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Name

70 BEAR CUB lane

CLE-Elum WA 98943

Address



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Respectfully,

wame

9520 Thorp Prairie Rd

Cle Elum, WA 98922

Address

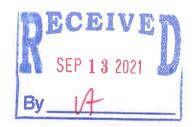


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Respectfully,

Name
PO BOX 31
Thorp, WA 99946
Address



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Respectfully,

Name

4391 Nelson Siding Road

Michael Morga



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Name

Oles Jum WAS 98922

Address

SEP 1 3 2021

By

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Respectfully,

Elizabeth McAnliffe Name 741 Horse Jup On Cle Elin M Address



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Name

2441 Westerdy Rd.

Che Elim W4. 98922

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Respectfully,

Name

Cle Flum WA \$943



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Respectfully,

11751 14.01 97

CLEELINA, WA 98922

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Respectfully,

Name

260 PINE GLEN DR

CLE ELLIM, WA 98922



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Respectfully,

JESSE G'EIGER Name 2780 REO BRIDRE RO Cla Rhuy WA 98922 Address 509-674-6789



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Respectfully,

Name

1701 Shearass

Address

SEP 1 3 2021

By

A

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Respectfully,

<u>Federico</u> Johnson Name

330 Teanaway Acres Rd

Cle Elum Wa 98922



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Respectfully,

Justin M. Williams

Name

471 Savet Valley Rd

Cle Slum, WA 98922

Address

SEP 13 2021

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Name Hudson 180 Penn Av C Apt. 103 CLe-Elum Wa. 98922



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Respectfully,

Mulsy Milner

2405 N Lilac Way

Ellensburg WA 98926
Address



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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Name

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386 Till mann CKRC

Address

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Jenna J. Williams Jac J	MALL
471 Secret Valley Rd	SEP 1 3 2021
cle Elum, WA 98922 Address	Ву_Д

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Respectfully,

Name

24, Pine Glew Dr

Easter, was 98925



Dear Cle Elum City Council—

As city residents we want to make our dismay concerning the 47* North community known. This sideways plan, completely contrary to the original, will change our town, and in not one good way. Services—medical, fire, police, social, food service, grocery, waste, roads, forest—will all be overloaded, changing our desirable mountain town into an area that attracts new residents with limited resources but unlimited needs. NO--THING will be able to cope with the virtually overnight influx of residents, nearly doubling our community's number. Please vote "no" to the Sun Communities plan.

Yours
Bridgitte and Mark
Scramlin

Mory Dudgette XI Mark Referantii

Sept 10, 2021 SEP 1 8 2021 209 alaska ave. By frag Roslyn, Wa City of cle Elum attn: Planning Hept. Subject! 47 Negrees north application To whom it may concern.". as a peroperty owner in Roslyn for nearly 60 years and part of a Haeneratu family that has seved & worked here to make our area a betterplan I am adamant this development show Shere is no value to upper County not happen. citizene. The developers are unemera with the affects of traffic, police protection & schools availability and really, not to those huyling ento the phoposed property. this decision well affect our area greatly, now, and moving ahead in the future please reconsider spour position on this important matter, Sincerely Cen Browitt

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
Cle Elum, WA 98922



Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communit 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

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To:

Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Re:

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Name

301 Desiree Lane

Street address

Cle Flum, WA 98922

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

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Name

301 Desiree Lane

Street address

Che Elum, WA 98922

Meagan Hayes

From: Planning

Sent: Thursday, September 9, 2021 12:28 PM

To: Meagan Hayes; Kathi Swanson; Ken Ratliff; Mickey Holz; Ruston Weaver; Steven Harper; Beth

Williams; John Glondo; Matthew Lundh

Subject: FW: 47 Degrees North Major Amendment proposal

From: Stephen Stribley <stestrib@hotmail.com>
Sent: Thursday, September 9, 2021 12:17 PM

To: Planning <planning@cleelum.gov>

Subject: 47 Degrees North Major Amendment proposal

Attn: City of Cle Elum – Mayor, City Council members, Planning Department,

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community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Stephen Stribley

2101 Coal Mine Way

Cle Elum, WA 98922

To: Cle Elum Planning Department
Cle Elum Mayor and City Council Members
119 W First St
Cle Elum, WA 98922



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For all of these reasons, and others, I respectfully urge the City to DENY this proposed major amendment and retain the current approved land use for the property.

Thomas Klobu	con VX	
Name	Ħ	
202 F. 3H.ST.	114	
Street address.		· ·
cle Elum, WA	98922	
City		

September 9, 2021

To: City of Cle Elum Mayor City Council Members Planning Department

From: Dana Stauffer 2661 Lower Peoh Point Road Cle Elum, WA 98922 DDASTAUFFER@GMAIL.COM

RE: 47 Degrees North Application- Written Comments

Please consider this correspondence my response to the Sun Communities Notice of Application for Major Modification of Bullfrog UGA Master Site Plan and Development Agreement dated August 12, 2021.

Sun Communities has submitted a partial and incomplete application for amendment of the Bullfrog UGA Master Site Plan and Development by and between the City of Cle Elum, Trendwest Investments, Inc. and Trendwest Properties, Inc. relating to the development of real property located within the Cle Elum Urban Growth Area commonly know as the Bullfrog UGA dated October 30, 2002. The land use application has been characterized by City Staff as a Major Modification of the Master Site Plan and Development Agreement.

I am strongly opposed to the Sun Communities proposal, as are the vast majority of the citizens of Cle Elum and the upper county. The proposal if allowed to be developed in the manner submitted would have wide-ranging negative effects on our community.

It appears that Sun Communities would like to place a commercial resort, for profit, in our community of Cle Elum and Upper Kittitas County. This consists of Manufactured Homes on leased land, Recreational Vehicles and tents. This would be a detriment not only to the City of Cle Elum, but also the City of Roslyn and Ronald.

RCW36.70B.170 for Development Agreements: The RCW36.70B.170 is very clear in the Development Agreement and states in number 4 of the Development Code; A development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety. I believe this development, if it should move forward, is a serious threat to the public health and safety of the Cities of Cle Elum, Roslyn and Ronald.

INFRASTRUCTURE:

Infrastructure is huge for our little community.

1. Roads, traffic, police, fire, hospital/medical, and our schools. The tax structure for the Major Modification of the Master Site Plan and Development Agreement has significantly decreased potential revenues. This leaves the City of Cle Elum to subsidize this giant endeavor, (by raising taxes and placing a huge strain on the community) which again is a commercial business for profit. Not for the city! Not for the community! Not for our kids! Only for the Large Real Estate Investment Trust!

Effects on our Community:

1. Infrastructure:

a. Roads would need to be widened, traffic lights placed, sidewalks and additional traffic lights in front of the school to keep the children/parents/teachers safe.

2. Medical/Hospitals:

a. There is not enough staff to handle the population from the Cities of Cle Elum, Roslyn, Ronald and the Upper County now. Adding up to 3,000 or more people to the population of the City of Cle Elum in a short period of time (seven years) would decimate it.

3. Police and Fire:

a. The police and fire departments are short staffed now, without the tax dollars from fee simple development the police and fire departments will be completely overwhelmed.

4. Tax Dollars:

a. The tax dollars that would be received from fee simple homes versus manufactured homes on leased land and RV's is a significant decrease. The City of Cle Elum and the Upper County would have to subsidize the cost of the impacts on the City of Cle Elum.

5. Population:

a. The population increase at such a fast rate, would overwhelm the city's commerce and may destroy what we have worked so hard to accomplish thus far.

Request to the City of Cle Elum:

- 1. City review and deny current Major Modification of the Master Site Plan and Development Agreement.
- 2. City review and deny the current application because it proposes land uses not authorized in the Planned Mixed Use District, such use being a proposed manufactured home park with multiple residences on a single parcel.

3. City review and identify all required permits and processes for review of the proposed land use application including standards and procedures for rezone, conditional use permit and comprehensive plan amendment, if necessary.

Sun Communities plans for this large development is not in keeping with the original Master Site Plan in encouraging preservation of the natural environment; creation of open space; traditional building design in keeping with the rural mountain character of Cle Elum. Organic growth is the best way our City of Cle Elum can grow. I am not against growth, but we have to place the future of our community first. If we grow slowly, over a 20-30 year cycle, as originally designed, with fee simple lots, (ownership in our community) our city will be able to keep up with the growth, have the tax dollars to maintain and improve infrastructure and most importantly grow the city in the manner and desire of the community as a whole. Commerce will then be able to keep up with the growth, as well as our schools, police/fire and medical.

For all of these reasons, I implore the city to deny this proposed major amendment and retain the current approved land use for the property.

I appreciate your consideration of my comments.

Respectfully,

Dana Stauffer 2661 Lower Peoh Point Road Cle Elum, WA 98922

ddastauffer@gmail.com