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

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City Heights Master Site Plan
Proposed Phase 1 Subdivision
Notice of Application

Notice of Application Issued: Wednesday, September 16, 2020.

Application Submitted: Friday, June 18, 2020.

Additional Application Materials Submitted: Friday, July 31, 2020.

Additional Application Materials Submitted: Friday, August 21, 2020.

Application Deemed Complete: Wednesday, September 2, 2020.

Deadline for Written Comments on the Phase 1 Application: Thursday, October 1, 2020.

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

Project Name: City Heights Phase 1.

Applicant: The Blueline Group, on behalf of City Heights Holdings, LLC.

Application Contact Person: Sean Northrop
City Heights Holdings, LLC
116 ½ S Washington Street
Seattle, WA 98104
(206) 388-3121

Project Site: Parcels 956732, 956734, 956736, and 493395 (See attached map).

Project Description: In November of 2011 the Cle Elum City Council approved a Master Site Plan, an Annexation and Development Agreement, and a Planned Action Ordinance for City Heights, a planned mixed use development that includes the development of up to 962 dwelling units on 358 acres in the City of Cle Elum generally located north of 6th Street. The City has now received the first application to implement the approved Master Site Plan, a proposed subdivision that would create 68 residential lots on 33-acres within City Heights Development Pods B7 and C, which are generally located north of the intersection of 6th Street and Steiner Street. (See attached map). This Phase 1 subdivision application also includes proposed

improvements to Summit View Drive, the construction of several local streets and alleys, the construction and relocation of trails, a park, the installation of water, sewer, and stormwater improvements, and private amenities for use by the residents of the subdivision.

Required Permits and Approvals: The proposed Phase 1 subdivision is subject to preliminary and final plat approval by the City Council in accordance with the applicable provisions of the Cle Elum Municipal Code Title 17 and Appendix Q to the City Heights Development Agreement. In addition, project specific permits will be required for all infrastructure improvements, such as the construction or relocation of roads or trails, and the construction of stormwater management facilities. Local, and potentially state and federal permits or approvals will be required for any construction activities such as infrastructure improvements proposed in designated environmentally sensitive areas and their buffers, including streams, wetlands, and steep slopes. A City Clearing and Grading Permit(s) will be required, and it is anticipated that a Forest Practices Act permit will also be required. It is also anticipated that permits and/or approvals from the Washington State Department of Transportation may be required during Phase 1 and/or in subsequent phases. Following final plat approval, City building permits must be obtained prior to constructing any dwellings or structures.

Environmental Review: A final environmental impact statement (FEIS) for the proposed City Heights Master Site Plan was issued by the City in 2010. The Cle Elum City Council subsequently approved Ordinance 1353 on November 11, 2011 which designated City Heights as a Planned Action in accordance with the provisions of the Washington State Environmental Policy Act. As a result, this Phase 1 preliminary plat application shall be reviewed to determine if it is within the scope of the FEIS and Planned Action Ordinance or whether additional environmental review is required.

Application Review Process: The Phase 1 subdivision application shall be processed by the City as a Type IV application in accordance with the provisions of CEMC 17.45.110 and CEMC 17.100, as modified by the Appendix Q to the City Heights Development Agreement. As a result, it is anticipated that the review of the Phase 1 application for consistency with the City Heights EIS, the City Heights Development Agreement including the vested development standards, and the conditions of Master Site Plan approval should be completed by October 30th, 2020. If necessary, this target date may be extended by the City. Upon completion of this Consistency Review, a written Determination of Consistency shall be issued by the Designated City Planner. This Determination of Consistency may be issued concurrent with a 15-day Notice of Public Hearing on the Phase 1 subdivision application to be conducted by the City Planning Commission. A staff report that includes the consistency determination and recommended conditions of approval, if applicable, shall be made available for public review at least 14 days prior to this hearing. After the public hearing, the Planning Commission will make a recommendation to the City Council on the Phase 1 subdivision application. The City Council will then review the recommendation from the Planning Commission, along with the record that was developed during the review process and take action on the preliminary plat.

Application Materials Available for Review: The Phase 1 subdivision application, as well documents associated with the previous approval of the City Heights Master Site Plan, Annexation and Development Agreement, and the Planned Action Ordinance, including the City Heights EIS, are available for review online at *http://cityofcleelum.com/city-services/planning/city-heights/*. These documents are also available for review at Cle Elum City Hall, but due to COVID 19 restrictions, by appointment only. Please call Cle Elum City Clerk Kathi Swanson at (509) 674-2262 x 103 or *kathi@cityofcleelum.com* if you would like to make an appointment to review these documents.

For More Information About the City Heights Project: Due to COVID 19 restrictions, it is not known when Cle Elum City Hall will re-open to the public. As a result, please refer to the City's website at *http://cityofcleelum.com*, for up to date information regarding the City Heights Phase 1 Application. In addition, all persons who submit written comments or that request to be a Party of Record for the Phase 1 application, will receive direct notifications and announcements. Inquiries may be submitted by calling and leaving a message at 509-674-2262, x102 or by sending an email to *planning@cityofcleelum.com* . Please be sure to clearly provide your name, address, and information on how to respond to your inquiry and we will make every effort to respond in a timely manner.

Written Comments: Written comments on the City Heights Phase 1 subdivision application are now being accepted by the City and may be hand delivered, mailed, or emailed, **provided that all comments must be received by the City, or post marked no later Thursday October 1, 2020.** All comments must clearly identify the name and address of the person(s) submitting the comments. No comments may be submitted through social media such as Facebook, Instagram, and the like. Due to COVID 19 restrictions, written comments may be submitted as follows:

- Comment letters may be mailed to City of Cle Elum, Attention: Planning Department/City Heights, 119 West First Street, Cle Elum, WA 98922.

- Emails may be sent to *planning@cityofcleelum.com*. Please include City Heights in the subject line; or

- Written comments addressed to Planning Department/City Heights may be hand delivered to Cle Elum City Hall, 119 West First Street, and placed in the Drop Box located outside of the Customer Entrance on Oakes Avenue.

Please be advised that the Applicant is disputing the City's determination that a public hearing must be scheduled after the City staff has reviewed the Phase 1 application for consistency, and that the public must have an opportunity to review and comment on the staff's findings and recommendations, before the City Planning Commission makes a recommendation on the Phase 1 application to the City Council. The Applicant also disputes the City's determination that the Phase 1 subdivision application is subject to review and approval by the City Council. As a result, please note that depending on the

resolution of this dispute, that the opportunity to submit written comments by September 30, 2020 may be the only opportunity for members of the public to comment before a decision is made on the Phase 1 preliminary plat application. All persons submitting written comments during this initial comment period, as well as all persons that request to be a Party of Record for this application, will receive written notification of the outcome of the dispute resolution process. Written notification of the outcome of the dispute resolution process and all public notices regarding the City Heights Phase 1 Application will also be posted on the City's website *http://cityofcleelum.com/city-services/administrative-services/public-notices/* **.**