City of Cle Elum
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Cle Elum, WA 98922

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City Heights Planned Mixed Use Development
Proposed Phase 2 Preliminary Plat
Notice of Application

Notice of Application Issued: Thursday, April 7, 2022.

Application Submitted: March 11th and 14th, 2022.

Application Deemed Complete and Ready for Processing: April 1, 2022.

Deadline for Written Comments on the Phase 2 Application: Friday, April 22, 2022.

Project File Number(s): SUB 22-001.

Project Name: City Heights Phase 2 Preliminary Plat.

Applicant: 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 593835/956731, 956732/956733, 956734/956735, 956736/956737 (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 along the ridgeline overlooking the Downtown. The City has received a preliminary plat application to implement the second phase of the approved Master Site Plan, a proposed subdivision that would create 69 residential lots on approximately 26-acres primarily within City Heights Development Pods B-4, B-5, and B-6, which are generally located northwest of the intersection of 6th Street and Steiner Street. This Phase 2 preliminary plat application also includes the construction of several local streets and alleys, the construction and relocation of trails, the construction of a water main to connect Phase 2 properties with a water main in the City's

Water Pressure Zone 3 at a point near the County transfer station on SR 903, the installation of water, sewer, and stormwater improvements, and a 1.4-acre tract set aside for an unspecified future development.

It is proposed that the primary route to access the Phase 2 Development would be the Stafford Street corridor and secondary access would be provided through the construction of a temporary access road that would connect Summit View Drive with Montgomery Avenue generally along a corridor identified on the approved City Heights Master Site Plan as Potential Access Route Option B. This route involves construction on parcels not owned by City Heights that are outside of the boundaries of the City Heights Development and outside of the City limits. Kittitas County is responsible for the environmental review and the permitting of this segment of roadway.

The proposed Phase 2 development also includes the installation of a 16" water main from a point along SR 903 near the County Transfer Station over parcels not owned by City Heights that are outside of the boundaries of the City Heights Development.

Required Permits and Approvals: The proposed Phase 2 subdivision is subject to preliminary and final plat approval by the City, in accordance with the provisions of the City Heights Development Agreement, as interpretated by an Arbitrator's decision in November of 2020. This will include the City review and approval of engineered plans for all infrastructure improvements, such as the construction or relocation of roads or trails, and the construction of stormwater management facilities. A City Grading, Excavation, and Land Filling Permit(s) will be required and city, as well as state and federal permits or approvals, will be required for any construction activities that are proposed in designated environmentally sensitive areas and their buffers, including streams, wetlands, and steep slopes. Easements will be required for the construction of improvements on land not owned by City Heights. An environmental review and permits from Kittitas County will be required for development activities located outside of the City Limits including the use of Alliance Road as a haul route and the construction of a segment of new roadway to connect Phase 2 with Montgomery Avenue. 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 2 preliminary plat application will be reviewed to determine if it is within the scope of the FEIS and Planned Action Ordinance or whether additional environmental review is required. If the proposed Phase 2 activities are found to be within the Scope of the City Heights EIS, then no further environmental review of this application will be provided. If it is not, it is likely that the City will request additional information from the Project Sponsor and that a Mitigated Determination of Non-Significance (MDNS) would subsequently be issued by the City.

Please note that development activities associated with the proposed construction of a new road to connect to Montgomery Avenue that are located outside of the city limits are subject to environmental review by Kittitas County.

Application Review Process: Typically, preliminary plat applications are processed by the City as a Type IV application, which includes the issuance of a Notice of Application, the review of public comments, an evaluation by the City's Development Review Team to determine if the application is consistent with the applicable City development regulations, and the issuance of a Staff Report with preliminary findings, and recommended conditions of approval. Typically, there would also be an opportunity for the public to review and comment on the Staff Report, and a public hearing would be conducted before a recommendation on the preliminary plat application is forwarded to the City Council. However, in this instance, an Arbitrator has ruled that the original City Council approval of the City Heights Master Site Plan and Development Agreement in 2011 eliminated the need for a public hearing on applications to implement the approved Master Site Plan, and that preliminary plat applications are only subject to administrative review and approval by City Staff. As a result, no public hearing will be conducted during the review of this preliminary plat application, as would typically be the case, and this will be the only opportunity to comment on the Phase 2 preliminary plat application. The Development Agreement does however provide for a 15-day period to file an appeal of the City Staff's administrative decision with the City Council.

Please note that given the complexity of this project, the need to coordinate the environmental review and permitting of development activities with Kittitas County, and the anticipated need for additional information, a preliminary determination of consistency for this Phase 2 application has not been made at this time.

Application Materials Available for Review: The Phase 2 preliminary plat application, as well as 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, 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.

Written Comments: Written comments on the City Heights Phase 2 preliminary plat 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 Friday, April 22, 2022.** 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. 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.