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

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City Heights Planned Mixed Use Development
Phase 3 Preliminary Plat
Notice of Application

Notice of Application Issued: Thursday, February 16, 2023

Application Submitted: January 20, 2023

Application Deemed Complete: February 16, 2023

Deadline for Written Comments: Friday, March 3, 3023

Project File Number(s): SUB 23-001

Project Name: City Heights Phase 3 Preliminary Plat

Applicant: City Heights Holdings, LLC

Application Contact Person: Barbara Rodgers
City Heights Holdings, LLC
405 NW Gilman Boulevard
Issaquah, WA 98027
425-923-9610

Project Location: This project is located within Tract GG of the Phase 1 Final Plat, and Tracts A, R, and T of the Phase 2 Preliminary Plat. At the time of this notice of application, the new parcel number for Tract GG is not available from the Kittitas County Assessor. Currently, the parcel numbers for the project area are 956735 and 956732. See attached map for more information.

Project Description: A preliminary plat for a 19-lot residential subdivision within the City Heights Master Planned Mixed Use Development. The subdivision is located within development pod area B5. The preliminary plat also proposes road and utility improvements and trail access.

Project History: 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 W Sixth Street along the ridgeline overlooking the Downtown.

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 8, 2011, which designated City Heights as a Planned Action in accordance with the provisions of the Washington State Environmental Policy Act. The Development Agreement was signed on November 11, 2011, which vested the project to the Cle Elum Municipal Code in effect on that date.

The FEIS evaluated the project for environmental impacts and identified mitigating measures to address the project impacts. The applicant is required to demonstrate consistency with the approval documents, including the EIS mitigation measures. The project approvals and subsequent arbitrator's orders do not allow the City to impose additional mitigation on the project.

Required Permits and Approvals: The proposed Phase 3 subdivision is subject to preliminary and final plat approval by the City, in accordance with the provisions of the City Heights Development Agreement,

as interpreted by a November 2020 Arbitrator's decision, July 2021 Settlement Agreement, April 2022 Arbitrator's decision, and June 2022 Memorandum of Understanding. The City's review will include the 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. Following final plat approval, City building permits must be obtained prior to constructing any dwellings or structures.

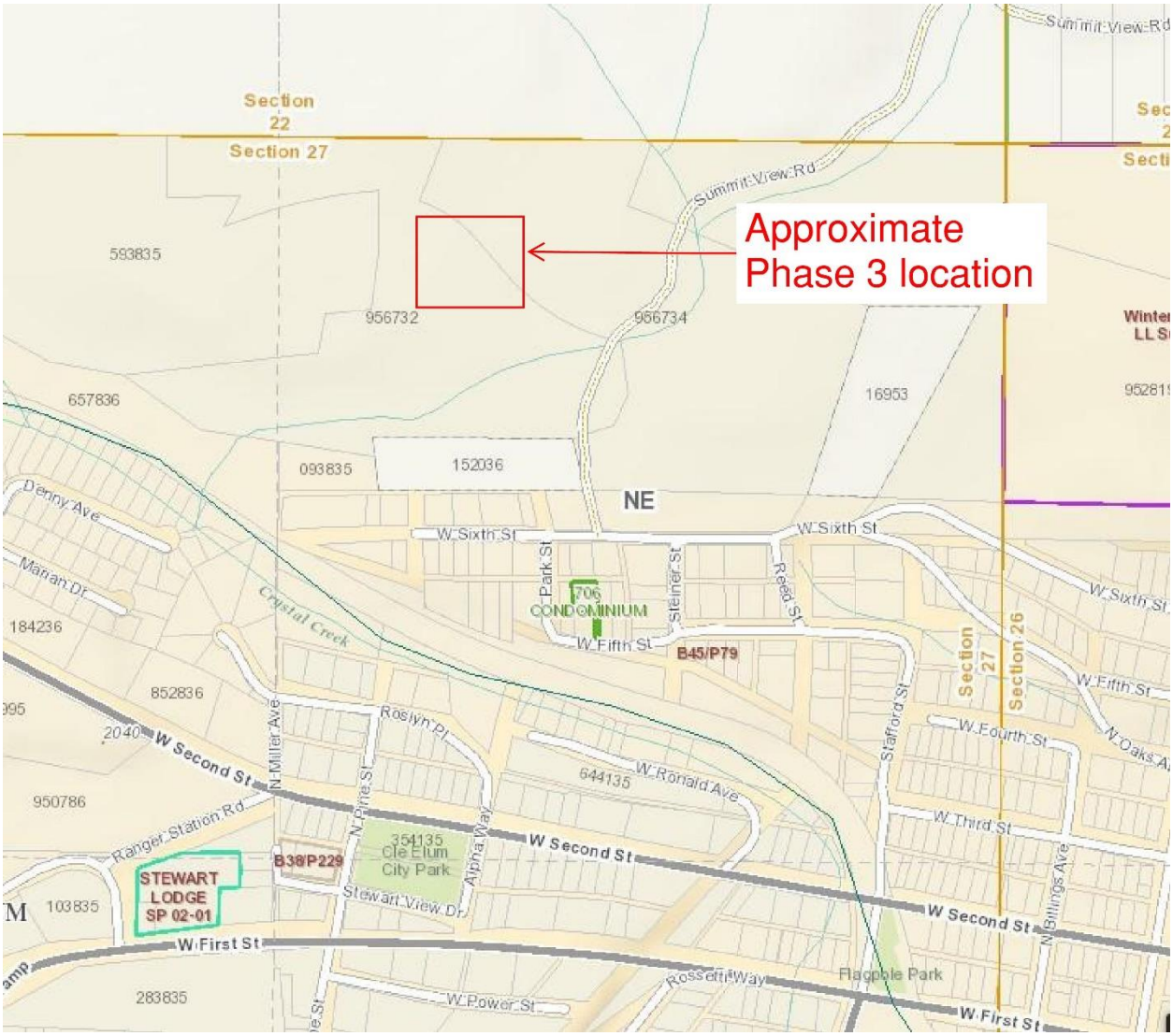
Environmental Review: This Phase 3 Preliminary Plat application will be reviewed to determine if it is consistent with the FEIS and Planned Action Ordinance or whether additional environmental review is required. If the proposed Phase 3 activities are found to be consistent with the City Heights EIS, then no further environmental review of this application will be required.

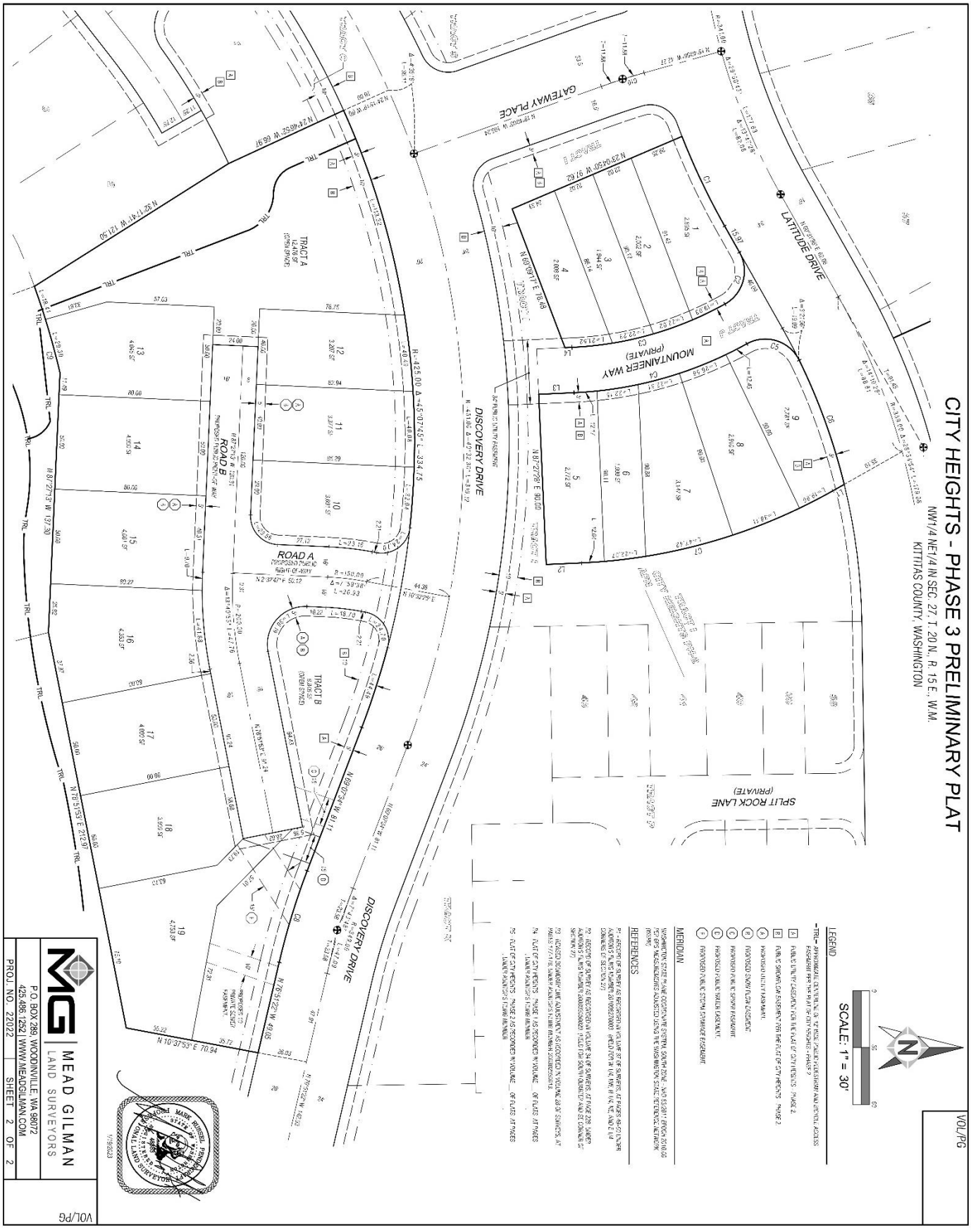
Application Review Process: Typically, preliminary plat applications include a public hearing before a recommendation on the preliminary plat application is forwarded to the City Council. However, for the implementation of this project, an Arbitrator has ruled that the original City Council approval 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, and this will be the only opportunity to comment on the Phase 3 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.

Application Materials Available for Review: The Phase 3 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 kswanson@cleelum.gov if you would like to make an appointment to review these documents.

Written Comments: Written comments on the City Heights Phase 3 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, by March 3, 2023. 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 or Instagram. 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 Christina Wollman, City Heights Planner, at christina.wollman@cleelum.gov
- 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


Approximate
Phase 3 location
Section 22
Section 27
Summit View Rd
956732
956734
593835
657836
093835
152036
16953
NE
W Sixth St
Park St
Steiner St
Reed St
706
CONDOMINIUM
W Fifth St
B45/P79
Section 26
Section 27
Denny Ave
Marian Dr
Crystal Creek
184236
852836
2040
W Second St
N Miller Ave
Roslyn Pl
N Pine St
Alpha Way
644135
W Ronald Ave
Stafford St
W Fourth St
W Third St
N Billings Ave
950786
Ranger Station Rd
354135
Cle Elum
City Park
B38/P229
STEWART
LODGE
SP 02-01
Stewart View Dr
103835
W First St
Rossetti Way
Flagpole Park
283835
W Power St


CITY HEIGHTS - PHASE 3 PRELIMINARY PLAT
NW1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON
SCALE: 1" = 30'
VOL/PG
LEGEND
REFERENCES
MERIDIAN
LATITUDE DRIVE
GATEWAY PLACE
MOUNTAINEER WAY (PRIVATE)
SPLIT ROCK LANE (PRIVATE)
DISCOVERY DRIVE
ROAD A
ROAD B
TRACT A
TRACT B
MEAD GILMAN
LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 | WWW.MEADGILMAN.COM
PROJ. NO. 22022
SHEET 2 OF 2
VOL/PG