



SUN COMMUNITIES, INC.

March 21, 2023

VIA EMAIL AND OVERNIGHT DELIVERY

City of Cle Elum
Attn: Gregg Dohrn
199 West First Street
Cle Elum, WA 98922
gdohrn@cleelum.gov

Re: Application for Major Modification to the Existing Development Approvals for the Bullfrog Flats UGA

Dear Mr. Dohrn:

On behalf of Sun 47 North LLC, a Michigan limited liability company (“Sun”), I am proud to submit this consolidated application to amend, modify, and restate the existing land use approvals for the property commonly known as the Bullfrog Flats Urban Growth Area (this “Application”). This Application is the culmination of years of planning and coordination between Sun and the City and, when approved, will permit the development of a project that will enhance the City’s reputation as the “Heart of the Cascades,” result in infrastructure improvements that will benefit all City residents, create new and affordable housing options in the City, and attract new outdoor-recreational tourists and visitors to Cle Elum that will bolster the local economy.

This Application is comprised of several components, including requests for (1) a major modification of the Bullfrog Flats UGA Master Site Plan approved by the City in 2003; (2) a boundary line adjustment/lot consolidation; (3) a preliminary subdivision for a new single-family residential community; and (4) an amendment and restatement of the existing development agreement between Sun (as the successor-in-interest to Trendwest). Included with this Application is a Project Narrative (the “Narrative”). I’d recommend that the City begin its review of the Application by focusing on the Narrative, as it outlines Sun’s proposal in great detail by providing a history of the Bullfrog Flats property, an analysis of the existing approvals, the legal rationale for the major modification application, the specific components of the Application, and an analysis of the legal standards applicable to each Application component. Sun drafted the Narrative to be a one-stop-shop, a single point of focus to understand the Application and the proposed development of the Bullfrog Flats property into a cohesive and modern mixed-use residential and recreational resort development. All Application Materials are accessible via Dropbox at the following link:

<https://www.dropbox.com/sh/v3vll0sdyfdxq46/AAA0SARjqC2mtXocznjDq5mXa?dl=0>

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Sun looks forward to engaging with the City during its review of the Application materials and will be ready to answer any questions posed by the City. Sun appreciates the forthright manner with which the City conducted itself during the preparation of this Application, and looks forward to continuing working with the City in the week, months, and years to come to develop a project that all Cle Elum residents can be proud of. Please feel free to contact me with any questions, comments, and concerns as the City undertakes its review of this Application.

Sincerely,

DocuSigned by:
Bill Raffoul
1836FF26826D427...

Bill Raffoul
Senior Vice President, Development
Sun Communities, Inc.

cc: Jay McGowan, Mayor of Cle Elum | jmcgowan@cleelum.gov
Alexandra Kenyon, City Attorney | Alexandra@kenyondisend.com