

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



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**Bullfrog UGA Master Site Plan and Development Agreement  
Combined Notice of Application for Proposed Modifications,  
SEPA Determination of Significance (DS), Notice of Adoption of Existing  
Environmental Documents, the Availability of an Addendum, and the  
Extension of the Public Comment Period**

**Notice of Application Issued:** Thursday, April 27, 2023.

**Revised Notice of Application Issued:** May 11, 2023.

**Deadline for Written Comments:** Monday, June 26, 2023.

**Project File Number(s):** PMU 2023-001.

**Project Name:** 47 Degrees North.

**Applicant:** The Atwell Group on behalf of Sun Communities.

**Application Contact Person:** Spencer Crabb, Development Manager  
Atwell LLC  
Two Town Square, Suite 700  
Southfield, MI 48076  
(248) 447-2062.

**Project Site:** The project site is in the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903, the City Cemetery, and the Washington State Horse Park.

**Project Description:** In 2002 the Cle Elum City Council approved a Master Site Plan and an Annexation and Development Agreement to guide the development of approximately 1,100 acres on what is known as Bullfrog Flats west of Cle Elum. This planned mixed use development, as originally approved by the City Council, provided for the construction of 1,334 dwelling units, 50-affordable housing units, a 75-acre business park, associated amenities, infrastructure improvements, and 524-acres of open space. Other than the dedication of properties to the School District and the City, until recently no actions have been taken to implement the approved Master Site Plan.

In 2019 the City was notified that New Suncadia, the successors in interest to the original Project Sponsor, Trendwest, had entered into a purchase and sale agreement to sell approximately 809-acres within the Bullfrog UGA Master Site Plan to Sun Communities. Sun

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Communities is a publicly traded company that develops, owns, and operates over 380 RV resorts and residential communities in the United States and Canada. Sun Communities subsequently notified the City of their intent to propose a modification to the approved Master Site Plan by reducing the number of dwelling units by 661 and providing a like number of recreational vehicle or similar spaces within a Recreational Resort. New Suncadia advised the City that it was their intent to retain ownership of approximately 26 acres that they would develop independently as a modified business park. The City determined that these development plans were not consistent with the Bullfrog UGA Master Site Plan and Conditions of Approval. The City also determined that the proposed modifications would constitute a Major Modification of the Master Site Plan and that the 2002 Bullfrog UGA Environmental Impact Statement would need to be supplemented. As a result, a Draft Supplemental Environmental Impact Statement was prepared and issued by the City in September 2020 and the Final Supplemental Environmental Impact Statement was issued in April 2021.

In November of 2021, the City was notified that Sun Communities had acquired all of the property subject to the Bullfrog UGA Master Site Plan and the Development Agreement, including the area designated for development as a business park. In January of 2022, the Cle Elum City Council gave its consent to the assumption by Sun Communities, as the sole developer, of the rights, responsibilities, and obligations under the Bullfrog UGA Development Agreement. The City was subsequently advised that Sun Communities was further revising their development plans to integrate the development of the business park into an updated Master Site Plan, as well as to integrate the required 50-units of affordable housing into their updated plans. The City then prepared and issued an Addendum to the SEIS on March 9, 2023, to address these revisions as well as updated assumptions on the mix of uses that would occur within the business park.

On March 21, 2023, Sun Communities submitted three applications to the City including:

1. Proposed modifications to the approved Bullfrog UGA Master Site Plan and Development Agreement that includes:
  - a. A reduction in the total number of residential dwelling units from 1,384 to 757 dwelling units.
  - b. The addition of a recreational resort with accommodations and amenities to serve up to 627 recreational vehicles, cottages, yurts, and the like.
  - c. The reduction of the size of the business park from 75 acres to 26 acres with provisions to accommodate more retail uses such as a grocery store.
  - d. The set aside of approximately 10-acres for the expansion of the Cle Elum Cemetery.

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- e. Approximately 6 miles of trails developed and maintained by Sun Communities open for public use.
  - f. Neighborhood parks to be maintained by Sun Communities and open to the public.
  - g. The construction and maintenance of infrastructure by Sun Communities built to City standards including new roads, intersection improvements, water and sewer system improvements, and stormwater facilities.
  - h. Approximately 530-acres of Open Space including a Managed Open Space Area and a River Corridor Open Space subject to conservation easements.
  - i. A change in project phasing with completion of all construction by 2031.
2. A preliminary plat application for a 527-lot single-family residential subdivision; and
  3. A boundary line adjustment application to align the parcels owned by Sun Communities with their development plans.

**Required Permits and Approvals:** The proposed modifications to the Master Site Plan along with an amended and restated Development Agreement are subject to City Council review and approval. The proposed residential subdivision application is also subject to City Council review and approval. The proposed boundary line adjustments are subject to an administrative review and approval by the City in consultation with the Kittitas County Assessor's Office. Project specific permits for all infrastructure improvements, such as the construction of roads, trails, water and sewer improvements, and the construction of stormwater management facilities will also be required by the City. A Forest Practices Act permit will be required from the Washington State Department of Natural Resources as will a City Clearing and Grading Permit(s). City building permits must be obtained prior to the construction or installation of any dwellings, buildings, or structures.

**Application Review Process:** On April 18, 2023, the City issued a Completeness Determination finding that the application for the proposed modifications to the Bullfrog UGA Master Site Plan and Development Agreement was complete and ready for processing. Please refer to the City's at [www.cityofcleelum.com](http://www.cityofcleelum.com) for more details. This application is now being processed as a Type 4 application with a revised and extended 30-day public comment period. During this period, comments may also be submitted on the Addendum to the SEIS recently issued by the City. A notice regarding the City's recent SEPA actions has been integrated into this Notice of Application. All comments received by the City will be posted on the City website and will be available for consideration throughout the review process. The Project Sponsor will also be provided with an opportunity to review and respond to these comments as appropriate. The City Development Review Team will then review the application materials and all comments received and at that time will make a preliminary determination as to whether the application is consistent with the Cle Elum Comprehensive Plan, the Bullfrog

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UGA Development Agreement, and the regulations in the Cle Elum Municipal Code under which the project is vested. A written Staff Report will be prepared at that time and made available for public review and comment at least 15 days prior to a public hearing. This staff report will include a preliminary determination of consistency and recommendations, including potential mitigating measures. The City Hearings Examiner will then conduct a duly noticed open public hearing to receive direct testimony. All comments received by the City will be reviewed by the Hearings Examiner and recommendations will then be made to the City Council, who will decide whether to approve the modified Master Site Plan, the Conditions of Approval, and an Amended and Restated Development Agreement. A more detailed description of this review process can be found on the City's website at [www.cityofcleelum.com](http://www.cityofcleelum.com).

### **SEPA Determinations**

**Threshold Determination:** Pursuant to the State Environmental Policy Act (SEPA, RCW 43.21C and WAC 197-11-310), the SEPA Responsible Official has determined that the proposal is likely to result in significant adverse impacts to all elements of the natural and built environment as identified in WAC 197-11-444.

**Notice of Adoption:** After independent review of the Revised Proposal and of the analysis contained in the existing SEIS prepared by the City of Cle Elum for the *47<sup>o</sup> North Proposed Master Site Plan Amendment (2020/2021)*, the City's SEPA Responsible Official has determined that the projects are substantially similar and that the impacts of the Revised Proposal are adequately addressed in the existing SEIS. The SEIS meets the City's environmental review needs and is adopted pursuant to WAC 197-11-630; the SEIS will accompany the project application to the decision maker.

**Availability of Addendum:** The City has prepared an Addendum to the SEIS to provide additional information about the Revised Proposal and to evaluate potential changes to probable significant impacts and mitigation measures. The Revised Proposal is substantively and functionally very similar to the proposal that was evaluated in the SEIS that is being adopted for purposes of environmental review. Differences in impacts between the prior proposal and the Revised Proposal are generally incremental, minor in type and degree, and are not significant. Identified impacts are within the range of impacts and alternatives analyzed in the existing SEIS (WAC 197-11-600, 197-11-625, 197-11-706).

**Application Materials Available for Review:** The application for the proposed modifications and associated documents as well as documents relevant to the previous approval of the Bullfrog UGA Master Site Plan and Development Agreement, including the Supplemental EIS and the recent Addendum to the Supplemental EIS, are available for review online at the City website [www.cityofcleelum.com](http://www.cityofcleelum.com). These documents are also available for review at Cle Elum City Hall.

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**For More Information About the 47 Degrees North Project:** Please refer to the City's website at [www.cityofcleelum.com](http://www.cityofcleelum.com), for up-to-date information regarding the 47 Degrees North project. In addition, all persons who submit written comments or that request to be a Party of Record will receive direct notifications and announcements in the future. Inquiries may be submitted by calling and leaving a message at 509-674-2262, x102 or by sending an email to [planning@cleelum.gov](mailto:planning@cleelum.gov). 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 applications for the proposed modifications to the Bullfrog UGA Master Site Plan and Development Agreement, as well as the Addendum to the SEIS are now being accepted by the City and may be hand delivered, mailed, or emailed. **Please note that this comment period has been extended and that all comments on the application and the SEPA Addendum must be received by the City, or post marked no later than June 26, 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, Instagram, and the like.

- Comment letters may be mailed to: City of Cle Elum, Attention: Planning Department/47 Degrees North, 119 West First Street, Cle Elum, WA 98922.
- Emails may be sent to [planning@cleelum.gov](mailto:planning@cleelum.gov). Please include 47 Degrees North in the subject line; or
- Written comments addressed to Planning Department/47 Degrees North may be hand delivered to Cle Elum City Hall, 119 West First Street, and/or placed in the Drop Box located outside of the Customer Entrance on Oakes Avenue.