May 2023

City of Cle Elum

Please Please Stop 47 No.

We do not want them in our

town

Barbara Cossell-Wilcox
1381 Lambert Rd
Cle Elum, WA. 98922

RECEIVED
MAY 08 2023
V. [illegible]

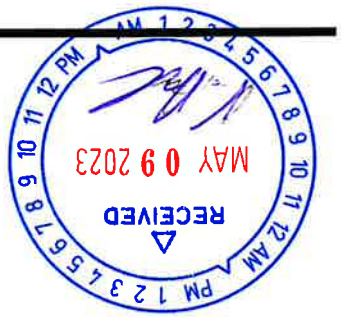
May 2023

City of Ce Elum

Please Please Stop 47 No.
We do not want them in our
town

Beverly A. Proctor
406 Columbia Ave
Ce Elum 98922

Virgil Amick



From: vifianbb@charter.net
Sent: Tuesday, May 9, 2023 1:20 PM
To: Planning
Subject: N 48 Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing as a citizen of Ellensburg WA to express my objections to the creation of a behemoth trailer park located within the Cle Elum/Roslyn communities. I have read about the project and the negative effects that such a development would have, not only on the character of these towns, but on the entire Kittitas Valley. It is simply the wrong match for the area and causes massive problems for current residents and businesses. This is not a rejection of development; it is a rejection of the absolutely wrong kind of development. Please listen to the concerns of those who have carefully identified the negative results of very poor planning. To implement such a monstrous plan would be simply tragic. Sincerely yours, Beverly Vifian
Ellensburg, WA, 509 856 5373

Name: Billie Jeanne Williams
Address: 4642 Airport Rd
Email: billie50@gmail.com
Phone: 425-753-3934

Date: July 21 2023

RECEIVED
JUN 21 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Billie Jeanne Williams
Signature

To: City of Cle Elum - Mayor, City Council members,
Attention: Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: **47 Degrees North Major Amendment proposal**

I'm writing to inform the city of my **very strong opposition** to the Sun Communities 47° North proposal for the Bullfrog flats property. I've been a Cle Elum resident for the last 3 years and owned recreational property on the Yakima River. I've moved my family moved here to enjoy the small-town feel, gracious residents and the tremendous opportunities for recreation and simply enjoying our quiet outdoors.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bob Case
406 Columbia Ave
Cle Elum WA. 98922

Virgil Amick

From: Bob Price <Bob@priceapples.com>
Sent: Monday, May 22, 2023 11:36 AM
To: Planning; Jay McGowan
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; sbayhansenm@cleelum.gov; Steven Harper; mlundh@cleelum.com; slackey@cleelum.com
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Subject: 47 Degrees North

Bob Price
411 Rainbow Court
Cle Elum WA 98902

To: CIty of Cle Elum--Mayor, City Council Members, Planning Department
119 West Firdst Street, Cle Elum, WA 98922

Re: **47 Degrees North Major Amendment Proposal**

I am writing to inform the city of my very strong opposition to the Sun Communities 47 Degrees North proposal for the Bullfrog flats property. The proposed manufactured home/RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts on the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades

- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bob Price
Bob@priceapples.com

Bonnie Banks
304 South 3rd Street, Roslyn WA
503-819-6882 or 541-649-2928 beachbanks@yahoo.com

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to express my absolute opposition to the Sun Communities 47° North proposal for the Bullfrog Flats property -the proposed manufactured home & RV community.

My family has been residing with home and property in Roslyn since the early 1950's. We have witnessed the growth of both Roslyn and Cle Elum. We have had some trepidation but thus far the results have been acceptable. That cannot be said for the proposed Sun Communities 47° North proposal for the Bullfrog Flats. This "planned" community is not appropriate on so many fronts. And in no particular order as most of these are damning reasons not to allow the project to go forward.

1. This project stymies the imagination of those who live here because this proposed project will create the largest manufactured home/RV park on the West Coast leading to a doubling of the population of Cle Elum. I mean really. Just the RV park and manufactured homes will lead to a doubling of the population. How on earth is that acceptable? Also, the size of this RV park is going to be the largest on the West Coast. I mean what's the deal with that. How can that be conducive to a rural community such as ours?

2. The RV park/manufactured homes will not lead to affordable housing for residents. It will lead to increased park rents for those who buy a manufactured home every time there is a bump in social security benefits or any time, they feel like increasing the rent. The land isn't owned by the owner of the manufactured home. That is not home ownership.

3. The RV Park/manufactured homes project displaces half of the "true" residential housing that was planned for the area. The RV park will also be filled with transients staying one night or maybe a week. How much do you think they are likely to contribute in taxes to our great community.

4. Sun Communities, as you know, is a private business, not a natural neighborhood where lots are sold, and people contribute to the tax base with the value of their home. I can assure you the tax base for this business will not equal the tax base that family homes provide to the community. In addition, Sun Communities as landlord is beholden to their shareholder and not to the communities, they have holdings in.

5. This plan is a violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It is not reflective of the City of Cle Elum, Roslyn, Easton, Ronald and other areas to be affected by this monstrosity. In addition, it does Not comply with the fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property. This last one is reason enough NOT to allow this project to proceed.

6. The "business/commercial development" of this proposed plan will negatively impact the local downtown centers or Roslyn and Cle Elum. There is already plenty of empty storefronts in both these downtowns and additional storefronts will only cause the current downtown cores to completely implode. Also of utmost importance is that the current rules for Bullfrog Flats property Prohibit Retail Centers on the property.

7. And from my standpoint, the very worst thing about this project is that there is only one way in and out of this area for those of us who live in Roslyn and Ronald. It should scare you to your core that if this development is allowed to proceed that you could be the very cause of death and of those of us who live in Roslyn and Ronald. You may recall a few years ago a beautiful little place called the Town of Paradise in Butte County California. It burned to the ground and not only was there massive loss of property, but worse was the loss of lives because there was only one way in and out of that town. That could easily become the issue for us as our route to safety will be blocked by hundreds of non-residents trying to get their RV's out of harms way and to hell with the locals.

Bonnie Banks
304 South 3rd Street, Roslyn WA
503-819-6882 or 541-649-2928 beachbanks@yahoo.com

8. Please note that there is article upon article that can be found on the web concerning the bad neighbor, bad landlord and all-around bad players that Sun Communities are in the areas they are located.

    *One of the recent ones is in Connecticut where there is an investigation by the Attorney General William Tog who is looking into issues such as affordability and management of the Beechwood Community. Complaint upon complaint has been filed with his office regarding lot rent increases and unresponsiveness to tenant needs.

    *The Better Business Bureau has received numerous complaints as well concerning Sun Communities throughout the nation.

    *There is a class action lawsuit against Sun Communities.

    *Following Hurricane Ian Sun Communities Indian Creek RV Resort was without power for far too long when other communities were back up on operational.

    *Rent increases at Sun Communities mobile home parks are rising faster than inflation.

9. Traffic congestion will be deplorable and dangerous Again refer to #7 above. The traffic on I90 is atrocious on the weekends, especially during the summer. If you plan to allow the development of transient RV accommodations to exit and enter I90 at Bull Frog Road, you will see many accidents just like those that occur at Hwy 18 and I90.

Thus, for all the reasons above I implore you to Vote NO on Sun Communities 47° North proposal for Bullfrog Flats. The ruination of our communities and perhaps the loss of lives will be on you should you allow this to proceed.

Thank you for your time and attention to my letter and my concerns.

Bonnie Banks

Virgil Amick

From: Brad Gray <brad@bsgray.com>
Sent: Monday, May 29, 2023 2:27 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North - Vote No!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

From: Brad Gray
Address: 301 Fortune Creek Lane, Cle Elum, WA 98922
Email Address: brad@bsgray.com
Phone: 818-599-3732

To: City of Cle Elum – Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Sun Communities Proposal

I am asking the city to maintain the current zoning for the approximately 1,100 acres knowns as Bullfrog Flats located in the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903, the City Cemetery and the Washington State Horse Park.

Sun Communities purchased the above referenced property knowing that it was zoned for 1,334 dwelling units, 50 affordable housing units, a 75 acre business park, associated amenities, infrastructure improvements, and 524 acres of open space. Sun Communities files an annual report (Form 10-K) pursuant to Section 13 or 15(D) of the Securities Exchange Act of 1934. In their Form 10-K filing for the fiscal year ended December 31, 2022 under Item 1A. Risk Factors, Material Risks Relating to our MH, RV and Marina Businesses. Sun Communities made the following statements, among several others, about risks to their investments:

- The perceptions by prospective tenants of the safety, convenience and attractiveness of our MH properties and the neighborhoods where they are located;
- Zoning or other environmental regulatory restrictions;
- We may be unable to obtain, or face delays in obtaining, necessary zoning, building and other governmental permits and authorizations which could result in increased costs and delays, and **even require us to abandon development of the property entirely if we are unable to obtain such permits or authorizations**;
- We may abandon development opportunities that we have already begun to explore and as a result we may not recover expenses already incurred in connection with exploring such development opportunities;

Sun Communities recognizes that investments and planned developments may not obtain approvals and projects may be abandoned. The Mayor, City Council Members and the Planning Department should not fee obligated or pressured to approve Sun Communities proposed changes to Bullfrog Flats. Here is a link to the Form 10-K reference above https://suncommunities.gcs-web.com/sec-filings/sec-filing/10-k/0000912593-23-000080.

I submit the following for your consideration:

- Sun Communities leases the land to manufactured home and RV owners. This has two negative impacts:
  - Owners will not see any appreciation on their dwellings because they do not own the land. This essentially prevents them from building equity in their investment.
  - The City will realize decreased property tax revenues over the years as the rate of appreciation for traditional single family homes and multi-family units is much greater than that of a land use for mobile and temporary housing units.

- Sun Communities plan is to "hook up" to existing utilities and not build additional capacity as in normally done by single family home and multi-family developers.

- The road infrastructure servicing Bullfrog Flats is insufficient to service a community the size Sun Communities is proposing to have built out by 2031. Single family home and multi-family developers of communities of this size often assist with road infrastructure improvements and their build out timelines are usually much longer enabling improvements to keep up with increased traffic.

- My understanding is that the traffic study completed did not evaluate peek volume days. I recommend the City have a new traffic impact study completed during a summer non-holiday weekend, Friday through Sunday.

- Sun Communities has proposed retail space for a second grocery store. This space will likely not be filled as the Cle Elum population does not support a second grocery store. No grocery store operator will open a store where the population base is insufficient to generate the customer traffic required for profitable operating margins. The sales tax revenues in Sun Communities proposal should be ignored when assessing City tax revenue sources.

- Changing the land use for Sun Communities needs will effectively mean the City will not have any future control over the land. Sun Communities will retain all infrastructure and improvements ownership and maintenance responsibilities. The City will not have any control over leasees which in this day of rising homeless populations and illegal immigration could have serious consequences. The City of Seattle, State of Washington, cities outside of Washington, states or the federal government could lease Sun Communities to house these individuals.

I have attended recent City Council meetings. It is quite clear that the residences of Cle Elum and the surrounding communities are overwhelming opposed to Sun Communities proposed use of the land. For the most part residents understand that development is inevitable and they want a say in how Cle Elum evolves over the coming years. The Bullfrog Flats land use approved over twenty years ago remains a well thought out use for the land that will enable home buyers to build equity, provides the infrastructure to encourage light industry to locate here and a significant source of reliable tax revenues for the City.

Please vote no to Sun Communities proposed changes, they are not in the best interest of Cle Elum, the surrounding communities and the residents. We all live here, Sun Communities does not.

Regards,

Brad Gray

Name: Brandon Ashley Date: 5-23-23

Address: 770 Mohar Rd
Cle Elum WA 98922

Email: brandon.ashley747@gmail.com

Phone: 509-859-1101

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.
- _____

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Signature: Brandon C Ashley

Virgil Amick

From: Brandon Truhler <b_truhler@yahoo.com>
Sent: Thursday, May 18, 2023 11:35 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Re: 47 Degrees North Major Amendment proposal

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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the City, supporting the rest of the city, 47 Degrees North would create a private for-profit community with no tangible benefit to the City or surrounding areas.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Brandon Truhler

Virgil Amick

From: Mountain Elegance Furniture <mountaineleganceфurniture@gmail.com>
Sent: Friday, May 5, 2023 2:38 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

We are writing on behalf of Mountain Elegance Furniture and Design. Our hope and desire is for Cle Elum to uphold its commitment reflected in Municipal Code Sec. 17.45.010 B.9 to keep Old Town Cle Elum as the designated retail center. We are opposed to the institution or construction of any retail center outside of Old Town Cle Elum.

Sincerely,
Brandyn Bettis - Warehouse Manager
Tina Lynch - Owner

--

Mountain Elegance Home Furnishing & Design
www.mountainelegancehomefurnishings.com
Hours: Monday-Saturday 10:00-5:00 Sunday 11:00-4:00
209 E. 1st Street, Cle Elum WA 98922
Phone: 509-674-0111
Fax: 509-674-0333

Name: Brenda ORR

Address: 407 E 2ND St
Cle Elum WA 98922

Email: brenda.orr1@outlook.com

Phone: 5039955170

Date: 5/28/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Brenda Orr

Signature

Name: Brenda ORR

Address: 407 E 2ND ST
Cle Elum WA 98922

Email: Brendaorr@Outlook.com

Phone: 503 9955170

Date: 5/28/23

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put **"47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Bret J Van Sickle

Address: Po Box 1064 Buckley Wa. 98321

Email: bjvansickle@q.com

Phone: 360-829-1371

Date: 6-13-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bret J Van Sickle

Signature

Virgil Amick

From: Brett Nasinec <brettnasinec@gmail.com>
Sent: Monday, June 26, 2023 9:08 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely,
Brett Nasinec
3201 Airport Rd, Cle Elum, WA 98922

Virgil Amick

From: briancx@cox.net
Sent: Friday, May 19, 2023 10:49 AM
To: Planning
Subject: 47 Degrees North Community

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We writing to voice our strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. We have a residence nearby and greatly appreciate the uncrowded nature of the community. We want growth but in thoughtful and controlled manner.

The proposed 47 Degrees North development is going to cause irreparable harm to our local community and is out of step with the character of Cle Elum and the surrounding areas. The area is not prepared to absorb such a dramatic change in visitors.

Some of the key issues that we object to are:

1. The proposed project is way too much development too fast. Perhaps a slower, phased approach along with matching infrastructure changes could work.

2. This proposed development will create serious and significant impacts on local roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. The added traffic from the development will be a serious problem on I-90 in both directions. On a Sunday afternoon it is already frequently gridlock. Adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable.

4. To our knowledge, the issue of evacuation during a wildfire has not been addressed.

5. It seems that fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

We ask that the City DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Brian & Kim Cox
291 Larkspur Loop

Cle Elum, WA

Virgil Amick

From: BRIAN FREDERICK <b_frederick@mac.com>
Sent: Monday, June 26, 2023 4:00 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Date:
June 26, 2023

To:
City of Cle Elum Mayor, City Council and Planning Department,
119 West First Street, Cle Elum, WA 98922
planning@cleelum.gov

Subject:
47 Degrees North

My wife and I have lived in the Upper County over 50 years (since 1973). Our children went through the local schools. We've owned and managed a large commercial building in downtown Cle Elum for almost 50 years.
My wife served on the School Board for 12 years and chaired it for 8 years. I practiced law in Cle Elum and Ellensburg for 30 years.
We mention all this to demonstrate our long time commitment to our community.

We have carefully read the materials available online re the 47 Degrees North proposal. We are **very much opposed** to the developer's revised plan. The plan substitutes recreational vehicles for much of the permanent housing previously planned. **RV's are not housing.** RV's house a transient population with NO commitment or permanent ties to our community.

RV's will produce:
LESS PROPERTY & REAL ESTATE EXCISE TAX REVENUE.
INCREASED NEED FOR POLICE
INCREASED FIRE THREATS
INCREASED TRAFFIC ON BULLFROG RD which is already overburdened

The changes proposed by the new developer are fundamentally flawed. They accomplish **none of the goals** of the original plan. We all know that additional housing is needed in the Upper County. This new proposal is not the answer. Cle Elum should not waste this opportunity to accomplish what is really needed.

To allow the developer to create the largest RV park in the Northwest versus the opportunity to actually solve the permanent housing shortage we have in Cle Elum would be a monumental failure in planning Cle Elum's future.

Brian and Elizabeth Frederick

240 Saddle Ridge Road
Cle Elum, WA 98922
b_frederick@mac.com
509-674-8682

Name: BRIAN ORR

Address: 407 E 2ND St
Cle Elum WA 98922

Email: jaywalk4jesus2@gmail.com

Phone: 503 875 9573

Date: 5/28/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Brian ORR

Address: 407 E 2nd St
Cle Elum WA 98922

Email: jaywalk4jesus2@gmail.com

Phone: 503 875 9573

Date: 5/28/23

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

47 DEGREES NORTH

Name: BRUCE GORE
Address: 60 EQUINOX DR. CLE ELUM, WA.
Email: G01966REC@GMAIL.COM
Phone: 206 915 4589

Date: 5/9/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

From: **bruce gore** go1966re@gmail.com
Subject: 47DEGREESNORTH
Date: May 9, 2023 at 5:04 PM
To:
Cc: jmcgowan@cleelum.gov jglondo@cleelum.gov kratliff@cleelum.gov bwilliams@cleelum.gov sbayhansen@cleelum.gov sharper@cleelum.gov mlundh@cleelum.gov slackey@cleelum.gov
jmcgowan@cleelum.gov jglondo@cleelum.gov kratliff@cleelum.gov bwilliams@cleelum.gov sbayhansen@cleelum.gov sharper@cleelum.gov mlundh@cleelum.gov slackey@cleelum.gov

BG

All,

As an attendee at the City Council meeting last night , Monday 5/8 at the Centennial Bldg , it became apparent that of the 250+ towns people attending plus more online , all there for their expressed interest in the issue at hand (47DEGREESNORTH) it stood out that not a single person spoke in favor of this grossly ill-conceived project . NOT ONE !

Many spoke with strong data and great detail , enumerating the many devastating drawbacks of this flawed proposal , including SEVERAL VIOLATIONS OF THE CITY`S OWN CODES as previously passed by the City Council itself , and the many ways in which the quality of life not just in the City of Cle Elum , but the entire Upper County , would be altered ..... endangered socially , financially , esthetically , environmentally for ever .

There's no need for me to enumerated all the negatives here . They are clearly identified and well understood . It`s amazing to all familiar , that such an obviously bad deal for Cle Elum would have come to this point . WRONG PROJECT , WRONG PLACE , WRONG STRUCTURE .

So with that said , let it GO ON THE RECORD that , among the 250+ attendees at last night City Council meeting , there was 0% EXPRESSED SUPPORT for the 47DEGREENORTH project , and 100% EXPRESSED OPPOSITION .

I strongly urge a NO VOTE to the approval of this egregiously flawed and glaringly one sided 47DEGREENORTH proposal .

Respectfully submitted ,

Bruce Gore
60 Equinox Dr.
Cle Elum , Wa .
98922
206 915 4589

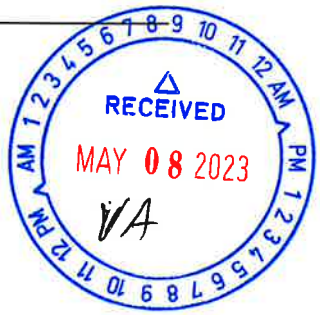
Name: Bryce VanParys

Address: 198 Sandstone Dr
Ronald WA 98940

Email: BryceVanparys@gmail.com

Phone: (206) 353-3777

Date: 5/3/23



To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: CANDICE ALLEN Date: 4/13/2023

Address: PO Box 265 Ronald
370 Sandstone Dr. Cle Elum (PLS)

Email: allenCK@ ~~[illegible]~~ earthlink.net

Phone: 206-999-7653

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Candice B Allen

Signature

Name: Caoimhe L. Dunn
Address: 515 Madison Ave
S. Cle Elum, WA 98943
Email:
Phone: 509.885.5996

Date: 13 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Carel Edgerly <carel@centurylink.net>
Sent: Thursday, June 8, 2023 9:28 AM
To: Planning
Cc: John Glondo; Ken Ratliff; Beth Williams; Steven Harper; Matthew Lundh; Sarah Lackey; Siw Bay-Hansen
Subject: Comments on 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the Planning Commission

As a resident of the Cle Elum surrounding area for 35 years, plus of the City for the past five, I appreciate that growth is coming and we aren't likely to stop it. However, to the extent that the City has control over growth in the City and its designated Urban Growth Areas, it can be managed. As to the 47 Degrees North project, I believe this would would be disastrous to our City and the surrounding areas.

Specifically, the effect of this development on all of the various concerns for infrastructure and public services in the short time frame for the build-out alone should be enough to deny the request flatly. The amount of mitigation money offered is barely a drop in the bucket of what it will cost the City and the existing taxpayers. Studies all over the United States have shown that no residential development of large size has ever paid for all the additional infrastructure and services that have been required to support it.

This project would have a severe negative effect on the taxes and quality of life of the current residents of the City and surrounding areas. It will lead to an increased lack of access to critical services due to demand without providing sufficient tax or business income to pay for expansion. Where will all those people work? If they commute to the west side or other areas for jobs many will do their shopping there, that doesn't help Cle Elum at all.

However, I have another major concern. In the NKC Tribune recently was a photograph of the garbage left behind in a camping area. If a huge 650-space RV park were constructed the result is unthinkable. There is already much evidence of the human effects in the surrounding forests and rivers and lakes. As well as on the wildlife. There are plenty of deer and elk in the Bullfrog area and this will wipe out their local range. City Heights is already driving bears and cougars down into the residential areas to

ransack garbage and kill small farm animals and pets.

All in all, 47 Degrees North is a very bad choice for development. As I understood from information presented during the earlier submission that was withdrawn, the Bullfrog UGA does not permit manufactured home parks or RV parks. So why is there any discussion at all? It should simply be rejected as not being within the established guidelines. Beyond that, it just doesn't make sense.

Carel & Michael Edgerly
108 W Third St
Cle Elum
509-304-8040
carel.ce@gmail.com

Virgil Amick

From: Cari Dick <caridick01@gmail.com>
Sent: Sunday, June 25, 2023 8:59 PM
To: Planning
Subject: Please deny 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to share the city with my concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

First, the City is about to decide on something that will start us on a path of regret that will last GENERATIONS.

We have spent years preserving the Mountains to Sound Greenway and you are on the precipice of destroying it forever. Years of advocacy work at the state and federal level to preserve our landscape- only to have you consider throwing it all away with one very poor decision.

This planned mobile home community is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Cari Dick
509 Horse Heaven Rd
Cle Elum

Sent from my iPhone

Virgil Amick

From: Carl Ledbetter <carlledbetter@hotmail.com>
Sent: Sunday, June 25, 2023 5:52 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

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· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

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· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Thank you,
Carl Ledbetter
1181 Hart Road,
Cle Elum, WA 98922
206-849-2776

Virgil Amick

From: C L Thomas <clthomas@fairpoint.net>

Sent: Wednesday, May 17, 2023 8:14 AM
To: Planning
Cc: Carla L. Thomas
Subject: Stop 47 Degrees North
Attachments: Stop47DegreesNorth-Sample-Letter copy.docx

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Planning Dept., City of Cle Elum
May 17,2023

I am writing to express my opposition to approval of this poorly planned private for profit development. Although I now live in Ellensburg, we still have property in upper county and continue to enjoy our small town.

The burden on City and County resources is extensive as pointed out by multiple municipal County entities. The burden of the inter structure falls to Kittitas County and its tax payers. See attached letter.

Approval is detrimental to Kittitas County, please oppose approval of this private for profit development.

Carla Thomas

Name: Carla Thomas Date: _____

Address: 911 Robbins Rd

Ellensburg,,WA 98926

Email: clthomas@fairpoint.net

Phone: 5098991540

To: City of Cle Elum - Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

___Carla Thomas _____

Signature

Name: Carmen Wilcox

Address: 101 Blue Grouse Lane
Cle Elum, WA. 98922

Email: carmipoow@icloud.com

Phone: 509-881-0937

Date: 5-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Carmen Wilcox

Signature

Name: Carol Crossen

Address: 540 Teanaway Acres Rd.
Cle Elum WA 98922

Email:

Phone: 509-260-0304

Date: 6-13-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Carol Crossen

Signature

Virgil Amick

From: Carol Sandsmark <sandsmarkc@me.com>
Sent: Monday, May 29, 2023 10:00 PM
To: Planning; Jay McGowan
Cc: John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Stop 47degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Carol Sandsmark Date: May 29, 2023

Address: 40 Columbine Court

Cle Elum, WA. 98922

Email: sandsmarkc@gmail.com

Phone: 425-269-1346

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Carol Sandsmark_____

Signature

Sent from my iPad

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Carol Tomicich (name)

P.O. Box 873 - Cle Elum (address)

Virgil Amick

From: Carol Wilson <caroliwilson@yahoo.com>
Sent: Thursday, May 18, 2023 8:32 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Sarah Lackey; Matthew Lundh
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To All Decision Makers Involved in the Bullfrog UGA Master Site Plan,

Growth is a natural part of a healthy community. I'm not opposed to growth but am strongly opposed to approving the Sun Communities proposal for 47 degrees north. Their proposal is very different from the 2002 approved plan.

Swapping out stick built homes where the homeowner owns his lot for the new proposal of half of the lots being modular homes on leased land and the other half being RV sites is a very different concept and not favorable for Cle Elum. It is only favorable to Sun Communities. Their proposal makes it sound like they are doing us a favor and enhancing our area. They are not!

The original plan would have developed the community over 20 to 30 years according to demand. The new plan has a very short development period with hundreds of RVs arriving quite quickly. It potentially could double the population of Cle Elum in a very short period creating what I perceive to be numerous crises in all of the support infrastructure.

Please do **not** approve 47 degrees north as currently presented.

Sincerely,
Carol Wilson
100 Powder Cap Ct
Cle Elum, WA 98922

Virgil Amick

From: berknuts@net-venture.com
Sent: Friday, June 23, 2023 2:33 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

This letter is in strong opposition to the 47 Degree North Major Amendment Proposal. We visit Cle Elum regularly as we own property there and enjoy the small town community. The proposal would change all that. The roads through Cle Elum areas two way and no room for expansion with businesses on both sides. It is a home town community with farm and family values. I hope common sense would prevail with this proposal in a day when there does not seem to be much of it. I appeal to the powers that be to not destroy a special area of Washington state with and over growth that cannot be handled in this small community with neither retail or medical to sustain what is proposed. You are wrong! This is not the place for this bloated expansion. Please go somewhere else like Oregon they need more houses-I've heard.

Thank you for your time,

Sincerely,

Carole Windh
880 Sandy Ridge Road
Cle Elum,WA 98922

Name: Caroline Kurtz

Address: P.O. Box 537
So. Cle Elum, WA 98943

Email: ckurtz@windermere.com

Phone: 509 674-8822

Date: 5-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Caroline Kurtz

Signature

Virgil Amick

From: Cassie Turner <cassturner02@gmail.com>
Sent: Sunday, June 25, 2023 9:01 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Thank you,
Cassie Turner
401 Grant Ave /Box 301
South Cle Elum, WA. 98943

Name: Cathelin Walsh

Date: 6-14-2023

Address: 1440 Hawthorn
Easton, Wa 98925

Email: cwalsh13@gmail.com

Phone: 253-355-0282

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Catherine Cook <cgcook601@gmail.com>
Sent: Saturday, June 24, 2023 11:45 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the Planner, Mayor, and Council Members

There has been much written about the disastrous effects that the proposed 47°N development will have on our community. You live here and it will affect you too, so I am hopeful that you will vote to stop this development.

My concern is this: 47°N is using the development approved in 2002 as the basis for their application. That 2002 development agreement allowed a traditional subdivision in which property owners own lots on which the homes they own are built. The 46°N proposal bears NO RESEMBLANCE to that previously approved plan. What 47°N proposes is a giant private business, where all land is owned by the corporation and tenants pay rent to the corporation. This manufactured-home-on-leased-lots and RV "resort" plan is in no way consistent with the original 2002 development application. They should not be allowed to progress under the original agreement—it's simply not the same thing. And it's not too late to call a halt.

Please stop 47°N from progressing any further. If they want to continue, they should be required to resubmit as a totally new application and drop this pretense that their project fits the parameters of the original 2002 agreement. Please don't allow this corporation to decimate our community.

Thank you

Catherine Cook
402 E Idaho
PO Box 601
Roslyn, WA 98941

Name: Catherine L Moore

Address: 750 Woods + Steele Rd
Cle Elum, WA 98922

Email: Cathie7m@gmail.com

Phone: _____

Date: June 6, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Catherine L Moore
Signature

Virgil Amick

From: Cathy Staup <cathy@cathystauphomes.com>
Sent: Monday, May 22, 2023 8:58 AM
To: Planning
Subject: 47 Degrees North, City of Cle Elum, Mayor, Council Members, Planning Dept.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a resident for over 16 years, I strongly oppose the Sun Communities 47 Degrees North, Bullfrog Flats Property proposal. The project does not make sense for Cle Elum and the surrounding communities. There are no benefits to the community. The proposed community and development will forever obliterate the City of Cle Elum.

Please **DENY and reject** this proposed major amendment and retain our community.

Respectfully,
Cathy Staup
110 Sandelin Ln
Ronald, WA 98940
206-276-1070

1190 1st St. Cle Elum

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Cathy A. Hayes (name)

423 Wapiti Dr - Cle Elum Wa (address)
98922

Please pray about your answers.

Name: CHARLES PERRAULT Date: 5-7-23

Address: 5905 BEAUCHENE ROAD
MOXEE WASA 98936

Email: CHARLES HOPS @ YAHOO.COM

Phone: 509-952-6338

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Cheri Carl

Address: PO Box 385
Ronald, WA

Email: cheri@wsbowl.com

Phone: 206-719-9620

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Cheri Carl

Signature

Name: Cherie Furback Date: 6/15/23

Address: 330 Highland Loop
Ronald, Wa 98940

Email: cfurback@yahoo.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.

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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name Cherie Rang

Address 111 Big Duty Ct
Cle Elum

Email cherie.langa@cbrealty.com

Phone 206 391 2021

Date: 6-17-2023

To City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Cherie Rang

Signature

Name: CHERYL COUPENS

Address: 20 LARKSPUR LOOP
CLE ELUM WA 98922

Email: CCOUPENS@COMCAST.NET

Phone: 206-718-1334

Date: 5/12/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: CHRIS D. DOUGLAS

Address: P.O. BOX 662
106 W. 2ND ST. APT C
CLE ELUM, WA 98922

Email:

Phone: (509) 674-7654

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Chris D. Douglas

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

I CAN'T BELIEVE ANYONE IN THEIR RIGHT MIND WOULD ALLOW MEGA-DEVELOPMENTS IN UPPER COUNTY!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by ~~May 31st~~ 6/26

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~**May 31 to:**~~ 6/26 City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Chris Frankenfield
317 S 2nd St
PO Box 343
Roslyn, WA 98941
theboogyman1@hotmail.com
509-304-4815

June 20, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

• Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

• Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

• Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

• Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

• Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

• Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

• Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

• Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

• Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

• Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Chris Frankenfield
317 S. 2nd St.
Roslyn WA 98941

From: Chris Martin
Sent: Monday, May 1, 2023 4:16 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum,

I am writing to express my concerns over the proposed 47 Degrees North Development.

I believe the Sun Communities financial model is a one that will leave the developer with valuable land and "owners" with rapidly depreciating "homes." It will be another Mountain River Trials in 20 years. We don't need more "RV" spots and poorly constructed mobile homes. We need well planned and thoughtful housing.

I hope you will deny their request to amend the original development agreement.

Chris Martin
509-699-1163
chm.martin@gmail.com

Name: Christian M. Mattson

Address: 1090 Snowberry Loop

Cle Elum, WA 98922

Email: cmattson@lee-associates.com

Phone: 206-930-5020

Date: 06/09/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my **VERY STRONG** opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Christian Mattson

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Cristy Johnson (name)

301 Bala Drive (address)

Cle Elum, WA 98922

Name: Christy Mirande Date: March18th, 2023

Address: 207 South Third Street, Roslyn, WA. 98941

Email: cmirande@hotmail.com

Phone: 206-930-8212

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Christy Mirande

Virgil Amick

From: Cindy Sullivan <Cindy@fieldinst.com>
Sent: Wednesday, June 21, 2023 1:23 PM
To: Planning
Subject: Stop 47Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to express my disappointment in the possible 47 Degrees North development. We bought here in Suncadia 10 months ago making Cl Elum our primary home after living in Gig Harbor on the Puget Sound to be more central to our 3 sons and their families.
Nothing was mentioned to us about this possible development when we were looking or after purchase of our home on the ridge and vacant lot. We have a lot invested here and gave up a beautiful place and setting only to find out 2 months ago of this low income development that would only bring in the wrong people and encourage homelessness and crime.
I can't believe this is even being considered. There is nothing positive to gain by this but negative actions. I oppose this going forward and pray the City will come to their senses and not follow through allowing this to come into our small community.

Sent from my iPhone

Dear City of Cle Elum, 6/9/23

In regards to the pending 47 degrees north project, I believe that this would have substantial negative effects on the town. I believe this because nothing in the town or surrounding towns could support this boom in population. The population would jump from the current of around 3,350 and increase it by around 73% which would bring the population to roughly 6,000 people depending on the time of year.

Of those new people, they could bring in an estimated 620 new students into the school district which would put the schools over 20% above capacity. And all of these people would need to get around which brings us to the next issue, traffic.

The Master Plan shows that the only exits of the entire project would be on WA-903 and onto Bullfrog Road, this would cause extreme congestion at the entrance to Roslyn, the highway, and the area once you reach the main town of Cle Elum. The entire area would be bad in general due to the added 757 houses but during any weekend you would not be able to go anywhere because of the 637 RV spots that will be added.

With all of these people driving around they will all also need to fill up their vehicles. All of the gas stations around Cle Elum are not big enough to support everyone already. So once everyone moves in the gas stations will be full. Then during any weekend or summer travelers and RVs will fill the gas stations and you won't be able to fill up your gas.

The utilities of Cle Elum will also not be able to support the increase in people. As of 2005, Cle Elum has had a 3.6 million gallon per day wastewater treatment plant and that covers Cle Elum, South Cle Elum, Roslyn, Ronald, and Suncadia but with the added people Cle Elum will need a much bigger wastewater treatment system to support the added people.

In conclusion, neither Cle Elum nor the surrounding towns would be able to support the proposed 47 degrees north project.

Sincerely,

Cody Olson

Cody Olson
Cle Elum High School Freshman

Cle Elum-Roslyn High School
2692 SR 903
Cle Elum, WA 98922

Name: Cody Traylor Date: 05/12/2023

Address: PO Box 801
S. Cle Elum WA 98943

Email: Traylor.cody@gmail.com

Phone: 907-201-3380

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Connie Fortier <kcfortier1@gmail.com>
Sent: Sunday, June 25, 2023 4:33 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

>
>
> To the City of Cle Elum: Mayor, City Council Members, and Planning Department
>
> Re: 47 Degrees North Proposal
>
> I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:
>
> · Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
>
> · Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
>
> · Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
>
> · Provides no significant benefits to upper valley residents and tax payers,
>
> · Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
>
> · Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
>
> · Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.
>

> For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

> Connie Fortier
> 1560 Upper Peoh Point Rd.
> Cle Elum, WA 98922
>
>
>

Virgil Amick

From: Corey Williams <coreytraynor@msn.com>
Sent: Friday, June 9, 2023 9:41 PM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to this development moving into our city. If there is anything we can do to prevent this, we must do it. Please do everything you can to stop this company from moving into our space. This is not the growth we want in our county.

Thank you,
Corey williams
(Roslyn home owner, business owner in Cle Elum)

Sent from my iPhone

Virgil Amick

From: Cori Mothersbaugh <Corisails@msn.com>
Sent: Friday, April 28, 2023 11:28 AM
To: Virgil Amick
Cc: jim@watertectonics.com; cori@watertectonics.com
Subject: FW: Re 47 Degrees North Bullfrog Flats Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you in advance for forwarding my letter on to the proper authorities.

Cheers,

Cori

From: Cori Mothersbaugh
Sent: Friday, April 28, 2023 11:18 AM
To: planning@cleelum.gov.
Cc: jim@watertectonics.com; cori@watertectonics.com
Subject: Re 47 Degrees North Bullfrog Flats Development

Greetings,

My husband and I are homeowners in Suncadia. We are extremely concerned about safety and evacuation procedures. Because Suncadia is located in a high-risk fire zone and has only one road to get out, we are requesting a major safety review by the Washington State Department of Transportation and the City of Cle Elum before this project goes forth.

It is obvious to all that fires have occurred frequently. With the addition of this many homes, dwellings and an RV Park, without the addition of access roads to safety, you will be putting all of us at great risk.

I am certain that you have the numbers of homes, visitors and vehicles occupying Suncadia during the summer/fall fire season. The surrounding cities should also be considered as we all need to access I-90. Please respond to us in writing as soon as possible with the course of actions to be taken to assure us and all Suncadia property owners that, in case of emergency, we have a safe evacuation route.

Sincerely,

Cori and Jim Mothersbaugh

Virgil Amick

From: Corinna Bolender <corinnabolender@hotmail.com>
Sent: Friday, June 23, 2023 2:32 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:
Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up, which does not make sense for Cle Elum property owners to subsidize a private for profit entity.

Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity and is misuse of funds.

Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum, creating congestion, ruining the quaint character of Cle Elum and the beautiful nature and reason we are living here.

It provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and, will create extensive traffic congestion and gridlock

conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

Based on the amount of proposed land use and trees that would need to be cut down the already increasing traffic noise and fumes will be even more prominent throughout the city which is already hampering peaceful life in this small community and quiet asphalt does not seem to be moving into the area. There is potential for even greater visibility to the freeway changing the entire feel of the community and natural aspect of the town which is already having too many trees cut down in clear cut fashion vs forests managed in a firewise sense to retain tranquility, sound and provide wildlife corridors for the large elk herds and other wildlife that frequent this specific area and don't feel adequate mitigation is in place for any of these factors..

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Corinna Bolender

Virgil Amick

From: Corrie Reagan <corrie.reagan@roslynfire.org>
Sent: Thursday, June 22, 2023 2:35 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to you today to express my opposition for the Sun Communities 47 degrees north proposal for the Bullfrog Flats property. Not only is this project a tax burden instead of revenue for the city of Cle Elum, but, in doubling Cle Elum's existing population it would put a huge burden on not only the resources for our school, roads, and other public services, but it would overwhelm our emergency services as well. I implore you to consider what this would do to our community not only as a citizen of the upper county but as a Fire Chief and EMT. Moving forward with this would be dangerous for our current and future citizens.

It would also compete with existing businesses and in leasing, instead of selling there would be a decrease in the sense of community and responsibility for our beautiful lands and recreation areas.

We need to make sure that this project complies with the city's rules, regulations, and comprehensive plan for the property. We need to make sure that it follows the current approved land use for the property. If this does become the private resort/manufactured home community/retail center that is suggested, it would only damage and overwhelm our community that is struggling already.

Please deny this proposed major amendment and retain the current approved land use for the property.

Thank you,

--
Corrie Reagan
Fire Chief
Roslyn Fire Department
203 S 1st St./PO Box 451
Roslyn, WA 98941
(509)260-0743
corrie.reagan@roslynfire.org

May 12, 2023

City of Cle Elum,
Attention: Planning Department/47 Degrees North,
119 West First Street,
Cle Elum, WA 98922

RE: 47 Degrees North – Opposition – Please Deny Application

Dear City of Cle Elum and Planning Department:

We own two parcels in Cle Elum. We are strongly opposed to the 47 Degree North project. We believe the addition of the trailer park will significantly increase the population of the City without the commensurate tax base to support the additional population or infrastructure required. The rapid development and habitation timeframe is not sufficient for the City or the current population to adapt. This includes roadways, hospitals and medical care, police, fire, EMS, retail store capacity, parks, recreation, as well as way of life. This project put the cost burden squarely on current property owners with no aid or remediation from the new proposed residents. This is not fair to the community and its current citizens. We urge you to deny the 47 Degree North application and continue with sustainable City expansion and services planning.

Parcel Owners:
3770 Suncadia Trails, #305, Cle Elum, WA 98922

3841 Suncadia Trails, Cle Elum, WA 98922

Respectfully Submitted,

Crag and Joan Dawson
Land Owners – Cle Elum

Virgil Amick

From: Craig Dawson <craig@retaillockbox.com>
Sent: Friday, May 12, 2023 9:18 AM
To: Planning
Cc: Joan Dawson
Subject: 47 Degrees North - Opposition to the Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum and Planning Department: We own two parcel's in Cle Elum. We are strongly opposed to the 47 Degree North project. We believe the addition of the trailer park will significantly increase the population of the City without the commensurate tax base to support the additional population or infrastructure required. The rapid development and habitation timeframe is not sufficient for the City or the current population to adapt. This includes roadways, hospitals and medical care, police, fire, EMS, retail store capacity, parks, recreation, as well as way of life. This project put the cost burden squarely on current property owners with no aid or remediation from the new proposed residents. This is not fair to the community and its current citizens. We urge you to deny the 47 Degree North application and continue with sustainable City expansion and services planning.

Parcel Owners:
3770 Suncadia Trails, #305, Cle Elum, WA 98922

3841 Suncadia Trails, Cle Elum, WA 98922

Respectfully Submitted,

Craig Dawson
President
craig@retaillockbox.com
206 624-9424 | 206-713-4360 *Direct*
206 624-2871 *General*
206 624-2872 *Fax*

Disclaimer: The information contained in this communication is confidential and only for the use of the intended addressee(s). If you have received this communication in error, any disclosure or use of such information is strictly prohibited. Please notify the sender immediately and destroy all copies. Thank you.

Name: Craig S. Pigeon

Address: 146 4th St
Roslyn, WA 98941

Email: Craigpigeon@gmail.com

Phone: (509) 904-3603

Date: 5/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Craig S. Pigeon

Signature

Name: Crystal Horton

Address: 4001 Red Bridge Rd
Cle Elum, WA. 98922

Email: a1magpa@aol.com

Phone:

Date: 6-13-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Curtis Smith

Date: 6/14/23

Address: 210 North Mont. Ave
Cle Elum WA 98922

Email:

Phone: 425-765-0892

RECEIVED
JUN 16 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: CURTIS SCOTT THOMPSON Date: 5-26-23

Address: 190 GOLD FOUNTAIN LN.
CLE ELUM WA 98922

Email: scott221@icloud.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Curtis Scott Thompson
Signature

From: Tiffany Christman swiftwater@icloud.com
Subject: PDFs
Date: Jun 23, 2023 at 5:19:54 PM
To: crluvsdogs@gmail.com

Name (please print) Cynthia Rose
1206 Marian Dr.
Address, including city: Cle Elum, WA 98922

Date: June 26, 2023

Email to no later than 11:59 p.m. on June 26, 2023: planning@cleelum.gov
Subject Line – 47 Degrees North

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,,
Cynthia Rose
Cynthia Rose, Cle Elum

Created with Scanner Pro

Name: Dale Horton

Address: 4001 Red Bridge Rd
Cle Elum, WA. 98922

Email: Hnhn2008@aol.com

Phone: _____

Date: 6-13-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Dalene Johnson (name)

301 Beaver Ln. (address)

Virgil Amick

From: Dan Banks <vancdanbanks@hotmail.com>
Sent: Tuesday, May 9, 2023 11:28 AM
To: Planning
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

May 8, 2023

Wesley D. Banks
12721 N.E. 79th Street, Vancouver, WA 98682 &
304 S. 3rd Street, Roslyn, WA 98941
vancdanbanks@hotmail.com
360-892-9277

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

As a Roslyn property owner since the late 1950's, I have watched the growth of the Upper County, sometimes with trepidation and sometime with delight. However, this proposed development makes anything else I have seen over the years seem like a children's tea party.

We all have become aware that corporations no longer truly care about anything except the bottom line. Their executives may mutter platitudes, but it has become obvious that if something causes a reduction in the bottom line and the consequent reduction in the largess which the executives of a corporation will receive, those executives will do anything they can to eliminate whatever it is that is squeezing their bottom line.

It sure seems that the current 47 Degrees North proposal is even more egregious than most. The proposal up-ends everything which they had initially proposed, everything that the citizens of Cle Elum largely embrace, everything the citizens of the Upper County would prefer. In other words, it stinks.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Virgil Amick

From: Dan Bott <danieljbott@gmail.com>
Sent: Monday, May 1, 2023 2:10 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver
Subject: 47 Degrees North Major Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

– is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
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Respectfully,

Dan Bott

808 Roslyn Pl

Cle Elum, WA 98922

Virgil Amick

From: Planning
Sent: Tuesday, May 2, 2023 10:32 AM
To: Dan Dunckley
Cc: Colleda Monick
Subject: RE: 48 north

Hello Dan, can you please add your address, thank you.

-----Original Message-----
From: Dan Dunckley <mjanddan@yahoo.com>
Sent: Monday, May 1, 2023 9:20 PM
To: Planning <planning@cleelum.gov>
Subject: 48 north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Vote no , this will wreck our community for ever , traffic nightmare all the way past the lake as well as town Vote NO

Dan

Name: Dan Sater

Address: 808 E 3rd St
Cle Elum WA

Email: dnsater@Email.com

Phone: 509-674-6002

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dan Sater

Signature

Name: DANIEL A. BERTA

Address: 101 TAMARACK DR.
RONALD, WA 98940

Email: daniel-berta@comcast.net

Phone: 206-786-2070

Date: 6/5/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Daniel A. Berta

Signature

Name: Daniel Faucher
Address: 312 E 2nd Street
Cle Elum WA 98922
Email:
Phone: 509-674-9808 FAX

Date: 5-7-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Daniel Faucher

Signature

To the City of Cle Elum,

June 9, 2023

Good day and I hope this letter finds you well. I am currently attending Cle Elum Roslyn High School and my class has recently done a project on the negative impacts that Project 47 Degrees north would have on this community. I wanted to take a moment and reach out and inform you of why Project 47 Degrees north is not a good idea as it stands. I hope that possibly this message would help with any reconsideration of the project, if you give my classmates and I a second of your day to lend an ear and listen.

Naturally, cities do evolve and grow, there is no way around that. However, as populations rise cities must adapt overtime to a spike, but this process happens slowly and possibly over decades. Project 47 Degrees north could potentially double the population overnight, raising Cle Elum's population by 73%. With proper preparation, this would not be terrible, but we haven't braced for anything quite like this so far. Take Safeway for example, a weekend in summer completely packs the building and supplies run low swiftly. Without proper supplies, a situation such as this one could get dangerous for any local here in the heart of the cascades. Road ways we have set up would quickly be overwhelmed with cars zipping through it back and forth, a commute to our local school district could take twice as long with a spike in students. It would be needed to construct a new building which would cost millions of dollars, money that we don't have lying around. Hallways would be packed and teachers overwhelmed with new faces.

Project 47 Degrees North could work out only if we prepare for thousands of new people, but if construction starts too soon, then our locals could face consequences we didn't expect anytime soon.

Thank you for your time and reading over this.

-Danielle Lindenfelser

Cle Elum-Roslyn High School
2692 SR 903
Cle Elum, WA 98922

Name: Daniel Mendes
Address: 131 Big Hill Dr.
Cle Elum, WA 98922
Email: drmendes@aol.com
Phone: (206) 920-9104

Date: 5/29/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Daniel Mendes
Signature

Name: Darlene Maurer

Address: 350 Overland Dr
Cle Elum, WA 98922

Email: /

Phone:

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Darlene Maurer

Signature

Virgil Amick

From: Dave Sandona <davesandona@qwestoffice.net>
Sent: Monday, May 8, 2023 9:43 AM
To: Planning
Cc: jmcgowan@cleelum.com; jglondo@cleelum.com; kratliff@cleelum.com; bwilliams@cleelum.com; sbayhansen@cleelum.com; sharper@cleelum.com; mlundh@cleelum.com; slackey@cleelum.com
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To All Concerned: As a life-long resident of Cle Elum and a business owner in the downtown core I have to speak out against Sun Communities and the 47 Degrees North proposed plan. Simple research will tell any intelligent individual this will not in any way be a benefit to all the upper county communities, specifically Cle Elum. The list of negatives is long, traffic gridlock, decreased services for medical, police and fire protection, negative impact to the city businesses we all support.
The most important drawback is the insufficient tax structure this type of development creates.

This is not a Suncadia or Tumble Creek that have created incremental tax for the county with a new water treatment plant, natural gas infrastructure and a truly vibrant group of citizens giving back to our schools and businesses. This is nothing more than a cheap trailer park, the largest of it's kind in the state of Washington. Sun Communities have a horrible track record which anyone can find with little effort.
The planned business park is the Trojan Horse they are using to sway the residents with the prospect of a new grocery store, one Sun Communities legally cannot provide. There are too many variables in this "plan" and none of it is for the betterment of our communities. This project must be stopped. Say NO to Sun Communities.....Please!

Respectfully

--
Dave Sandona
Pioneer Beverage, Inc.
davesandona@qwestoffice.net
509-674-2432

Virgil Amick

From: Jay McGowan
Sent: Tuesday, May 30, 2023 9:00 AM
To: Planning
Subject: FW: 47 degrees North

From: Nancy Corwin <nancylcorwin@gmail.com>
Sent: Tuesday, May 30, 2023 7:24 AM
To: Jay McGowan <jmcgowan@cleelum.gov>
Subject: 47 degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

David & NancyCorwin\

May29th, 2023

251 Maple Leaf Loop Cle Elum WA 98922

Email: nancylcorwin@gmail.com

Phone: (206) 372-3195

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of our **very strong opposition** to the Sun Communities 47° North proposal for the Bullfrog flats property. We believe that the proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It is **not in character with the City of Cle Elum** and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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For all of these reasons, and others, we implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

David and Nancy Corwin

Virgil Amick

From: DAVID ANGROVE <angrove@att.net>
Sent: Friday, May 12, 2023 9:21 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern.

I am opposed to the 47 Degrees North project for a multitude of reasons.
Starting with the lack of infrastructure for signficantly increased road traffic and congestion along Bullfrog road that will occur if this project is allowed to move forward.
In addition, our local services (fire/police) will be further strained based upon population projections that this project will cause and with the project being 'transient' in that no significant tax dollars are consistenly derived from this development (as the project consists of camp sites for RV/campers and manufactured home pads for those who rent from the developer (so the classification of the manufactured home is not real property but rather personal property, a significantly lessor tax basis that will be needed to increase the number of essential service jobs to handle this transient site). So, as a full time Kittitas County resident; do I end up having an increase in my property taxes to make up the shortfall that this project will surely create for basic services?
This developer is known as a manufactured housing/recreational park builder; not as a low-income/substainable housing advocate; which the original intent of this property development was meant to be (to provide affordable housing; based upon SFRs (single family residence) and low rise apartments; not manufactured homes on pads (that the homeowner does not own the pad or the land underneath) and RV parking; none of which evokes pride of homeownership or sustainable housing for our community).
Reject this proposal and force this developer to adhere to the original plan or sell it to some entity that will!

Sincerely,

David Angrove
1451 Snowberry Loop
Cle Elum WA 98922

May 24, 2023

City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

My wife Katherine and I have recently moved into our home in the area and have rapidly become engaged citizens of the Cle Elum community. As we've become more familiar with the details of the Sun Community proposal, we are very puzzled why this proposal has gotten this far, why it is even is under consideration, and have numerous questions that need to be considered and answered:

If you are to accept this proposal:

1. What are the benefits to the City of Cle Elum? The proposal states the benefits provided are in the "best interest of the community." The community has and is demonstrating very strong opposition to the Sun Community proposal.
2. What are the benefits to the residents of Cle Elum and surrounding region of Upper Kittitas County?
3. What are the benefits to the Cle Elum downtown businesses and retailers?
4. What are benefits to the potential owners of the manufactured homes, which doesn't appear to fit the original Suncadia vision of affordable home ownership and living for the Bullfrog property? The proposal does not include "affordable home ownership" in truth, the proposal doesn't include the opportunity for potential buyers to own the land on which the dwelling sits, preventing true equity opportunities for the buyer.

If you are to accept this proposal:

5. How will the City, County, State, and Federal entities fund and address the necessary infrastructure of the expected rapid growth, such as transportation and traffic control, police, fire and emergency services, postal services, schools, roads, water and utilities.

As the sitting Mayor and City Council of the City of Cle Elum, you owe detailed answers to these questions. You are responsible and will be held accountable if you chose not to address these critical issues and questions and address the best interest of the community. As residents of Cle Elum, we remain skeptical and do not identify any benefit to the Cle Elum region and community and strongly oppose this Sun Community proposal.

Sincerely,
David Gusdorf
841 Kokanee Loop
Cle Elum, WA 98922
M: 206.714.8929

Name: DAVID HATLEN

Address: 23 W. MERCER ST 101
SEATTLE, WA

Email: davidhatlen@homestreet.com

Phone: 206-949-8319

Date: 6/15/23

TIGER CLIFF LN
ROSALIA, WA 98226

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: David W Rentko

Address: 310 East 2nd ST
Cle Elum WA 98922

Email: drentko@hotmail.com

Phone: 425-429-8705

Date: 5/31/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: David W Rentko

Address: 310 East 2nd ST
Cle Elum WA 98922

Email: drentko@hotmail.com

Phone: 425-429-8705

Date: 5/31/2023

ADDITIONAL COMMENTS:

My great grandparents came to this country to make a home, build a better life and raise there family.* This project will fundementaly change the Cle Elum-Roslyn community from a place to live and raise families into a resort for those who can afford to come and spend time in a crowded - traffic filled town - and then drive back to Seattle in bumper to bumper traffic

* My Grandparents helped build this community
Frank Dalle came to cle Elum in 1910 at age 16 to work in the mines.
Vinko Baretich immigrated from Croatia to Roslyn to work as a coal miner his Son my grand father was born on shaft ST - My Father was born on shaft ST "Ducktown"

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Davida St. Yves Date: 6/15/23

Address: 2246 Hidden Valley Rd
Cle Elum WA 98922

Email: davida0912@gmail.com

Phone: 206-618-7484

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Davida St. Yves

Signature

June 7, 2023

Dawn Rushton
205 W Dakota
Roslyn WA 989

City of Cle Elum Planning Department
119 W First Street
Cle Elem, WA 98922

Dear Planning Department,

I am writing today regarding my objections to pending permit application submitted for the proposed 47 Degrees North project.

I currently own a small business in the Roslyn Commercial Core and although some would argue that this huge, proposed development would be a boon for small, local business I believe the opposite to be true. The small, sleepy, Mayberry feel of Roslyn and Cle Elum are what draw visitors. A development this large would destroy that vibe and historical significance of the area.

Additionally, I think it's obvious that the infrastructure of the area is nowhere near ready for the influx of so many new commuters and residences.

Respectfully,

Dawn Rushton
Ellie & Em's LLC

Dawn Schonewald
410 Lake Cabins Road
Ronald, WA 98940
Dawnschonewald22@gmail.com
206-679-1885

May 30, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dawn Schonewald

Signature

Virgil Amick

From: Dawn Sears <dawn98922@gmail.com>
Sent: Thursday, May 11, 2023 12:32 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,
I am a member of the equine community in town and a member of The Washington State Horse Park. The loss of so much of the WSHP trail system is not acceptable! We now have a world class facility that draws people from all over the country. It enriches our community by the great numbers that become patrons to our whole community.
I hope everyone on the planning commission really thinks out all of the negative impact that 47° will have on our lovely area
Thank you for your time
Dawn Sears

Name: _Dawn Zielinski Date: 6/25/2023

Address: 1071 Kiias Elk Trail

Cle Elum, WA 98922

Email: dawnzileinski@yahoo.com

Phone: 425.457.0491

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dawn Zielinski

Signature

Virgil Amick

From: Dawn Zielinski <dawnzielinski@yahoo.com>
Sent: Monday, June 26, 2023 3:19 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Attention: Planning Department/47 Degrees North
Attachments: Stop47DegreesNorth-DZ.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: _Dawn Zielinski Date: 6/25/2023
Address: 1071 Kiias Elk Trail
Cle Elum, WA 98922
Email: dawnzileinski@yahoo.com
Phone: 425.457.0491
To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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• Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Dawn Zielinski

Name: Deb Kuhlman

Address: 1671 Westside Rd

Cle Elum, WA 98922

Email: debkuhlman@hotmail.com

Phone: 425-766-1187

Date: 5/07/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

RECEIVED
MAY 08 2023

May 2023

City of Ole Elum

Please Please stop 47 No.
we do not want them in our
town

Debbie Casey
South Ole Elum

Name: Debbie Christenson

Address: 2144 Nelsen Siding Rd.
Cle Elum, Wa. 98922

Email: boppers@skynetbb.com

Phone: 253-569-1188

Date: June 9th 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Debbie D. Christenson

Signature

Virgil Amick

From: debbielandrie@earthlink.net
Sent: Thursday, May 4, 2023 2:52 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

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Respectfully,
Debbie Landrie
2011 Coal Mine Way, Cle Elum
425-941-7046

Name: Debbie Willette

Address: 2311 Airport Rd
Cle Elum Wa 98922

Email: Willettesshell@Yahoo.com

Phone: 509 674-9053

Date: 5-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Debbie Willette

Signature

Virgil Amick

From: Deborah Connors <deborah.connors@gmail.com>
Sent: Sunday, June 25, 2023 9:13 PM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing as a 20 year resident of Kittitas County, former resident of Cle Elum (10 years) and current employee (9 years) of the healthcare industry in Kittitas County, to express to the City of Cle Elum my strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property.

- The proposed manufactured home/RV community:
  - Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
  - Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
  - It is, in its entirety, a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
  - Provides no significant benefits to upper county residents and taxpayers,
  - Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
  - Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
  - Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home "community".

For all of these reasons and more, ***I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.***

Deborah Connors
6111 Manastash Road
Ellensburg, WA 98926

Name: DEBRA J BERTA

Address: 101 TAMARACK DR.
RONALD, WA 98940

Email: debra.berta@comcast.net

Phone: 206-756-2071

Date: 6/5/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Debra Hawkins

Date: 6/10/2023

Address: 1220 Highland Loop
Ronald, WA 98940

Email: debra.hawkins@comcast.net

Phone: 206 799 2110

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Debra Hawkins

Signature

Name: Debra Shea
Date: 6/24/2023

Address: 130 Lannigan Springs Rd

Cle Elum wa

Email: Debra.shea58@gmail. Com

Phone: 206 612 9664

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Debra K. Shea_____
Signature

Name: Ronald Dee VanderVert

Address: PO Box 555 S Cle Elum Wash 98943

Email: VanderVertDee@Gmail.com

Phone: 509-202-0857

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Ronald Dee VanderVert June 13 2023

Signature

Name: Deena Bramme

Address: 970 Nelson Siding Rd
Cle Elum

Email:

Phone: 509-674-8129

Date: 5-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Deena Bramme
Signature

Name: Deena Bramme

Address: 970 Nelson Siding Rd
Cle Elum

Email:

Phone: 509-674-8129

Date: 5-23-23

ADDITIONAL COMMENTS:

We do not have the infra-structure to support this growth. We have one clinic, one supermarket, minimal EMS services, and not enough water, one garbage dump, undersized sewer treatment plant for this kind of growth.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Deidre Cullers <2dcullers@gmail.com>
Sent: Sunday, May 7, 2023 8:34 AM
To: Planning
Subject: 47 Degrees North Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Deidre Cullers
Address: 940 Low Road
Cle Elum
Email: 2dcullers@gmail.com
Phone: 209-402-2230

Date: 5/7/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Deidre Cullers

Sent from Mail for Windows

Denice & Patrick Town
1540 Oakmont Drive
Cle Elum, WA 98292
pdtown@msn.com

June 26, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

We are writing to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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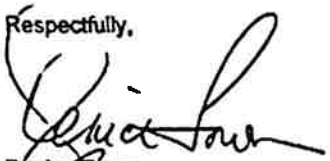
This cannot be the vision the Mayor and City Council must have for the City when the City deserves so much more from you.

For all of these reasons, and others, we implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,



Denice Town

Patrick Town

Virgil Amick

From: Denise Ryan <denisemryan23@gmail.com>
Sent: Wednesday, May 10, 2023 9:14 AM
To: Planning; Jay McGowan
Cc: jglondo@vleelum.gov; Ken Ratliff; Beth Williams; Steven Harper
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please stop this . We left the city for Cle Elum and this type of development will bring the city right to your doorstep. Please don't allow it in such a gorgeous area. Thank you for your consideration.

Name: PAT & DENISE RYAN Date: 5-9-23

Address: 471 KOKANEE LOOP
CLE ELUM WA 98922

Email: denisemryan23@gmail.com

Phone: 425-418-3640

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully

Signature Denise M Ryan

RECEIVED
MAY 11 2023

Virgil Amick

From: Dennis Coffey <denniscoffey787@yahoo.com>
Sent: Monday, June 26, 2023 10:35 AM
To: Planning
Subject: Stop 47 Degrees North!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Dennis Coffey
41 Cake Box Ln
Cle Elum, WA 98922

Virgil Amick

From: dencon509@gmail.com
Sent: Sunday, June 25, 2023 11:47 AM
To: Planning
Subject: Re: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing from the perspective of a current resident of Kittitas County (20 years), former resident of Cle Elum (11 years), and an longtime employee of the Cle Elum-Roslyn School District (18 years) to express to the City of Cle Elum my **strong concerns** about the Sun Communities 47°N proposal for the Bullfrog Flats property.

- The proposed manufactured home/RV community:
  - Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
  - Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
  - It is, in its entirety, a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
  - Provides no significant benefits to upper valley residents and taxpayers,
  - **Will create serious and significant impacts on** roads, police, fire, **schools**, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
  - Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
  - Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home "community".

For all of these reasons and more, ***I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.***

Sincerely,
Dennis Connors
6111 Manastash Rd.
Ellensburg, WA 98926

Name: DENNIS DAVISON

Address: 120 PEBBLE BEACH DR.
CLE ELUM, WA.

Email: _____

Phone: _____

Date: JUNE 8, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Virgil Amick

From: Deveaux <superstar10@comcast.net>
Sent: Monday, May 1, 2023 2:16 PM
To: Planning
Subject: 47 North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I live at 310 Rinky Dink Lane in Cle Elum. I am writing with concerns with the proposed development of 47 North.

We are originally from the Sammamaish/Issaquah area. These two communities are often used as a comparison model to what Cle Elum's future could be. When we first moved to Sammamish, it was a much smaller community than it is now. We knew our neighbors and it was almost impossible to go to the grocery store without seeing someone you knew. If we didn't know the person by name, surely, we would recognize their face and we'd smile and say hello. We lived in a safe community and could let our children be children and move about without so much fear for their safety.

During this time, it was also easy to move about town as the roads were busy but not jammed pack and we didn't have to plan our trips to town around the rush hour.

The school system wasn't as crowded as it is now. Schools were a warmer environment and the built a strong connection with our community.

Do the positive traits listed above sound familiar and reflect similarities with the current Cle Elum? I think they do! That's part of what drew us to Cle Elum. We were also impressed with the quality of people. They are a community of warm, kind and hard working group. If you need help, people are quick to respond and if they cannot assist with your need, they know of someone who can.

These are the type of traits that slowly start to disappear as towns grow too quickly. I know this first hand. Over the years these are the things that have vanished in Sammamish/Issaquah. Now we are lucky to know our neighbors, our schools are over crowded and the teachers are exhausted. Lockdowns at schools aren't unheard of. Package deliveries can and often do disappear the second they hit our front porches. Our roads are not built to hold the level of traffic they consume. Trees are being destroyed for more and more new community developments. Thieves are studying home owner's behaviors and are breaking in at alarming rates. They have no regard or care from neighbors who are watching them and if they are being chased away, they jump 6 foot high fences without a stumble. Police are powerless and don't come when a 911 call is placed. Sex traffickers stalk women in our local Target and Fred Meyers. Drugs are more prevalent, cars are frequently stolen and the homeless population of Seattle has penetrated our town. People are over stressed and don't care for their neighbors and our city counsel has become greedy and care less about their community's quality of life and the ability to meets their burdened resident's needs. Nor are they able afford or maintain the law enforcement staff that creates safety for our towns.

Moving forward with the 47 North development would irrevocably change Cle Elum's future. All the listed issues that plaque Sammamish/Issaquah will become Cle Elum's new normal.

Cle Elum has the right to grow, but moving ahead with the Sun Communities Corporation is NOT the answer. Not only am I concerned about the issues above, I'm concerned about Sun Communities historically lack of quality control. Their low income housing is widely known to be of poor quality. Cle Elum residents currently cares for their neighbor; Why isn't the city's officials showing care, too? Why would the City of Cle Elum approve shoddy, low quality housing for the most vulnerable people in our community? These homes will have a laundry list of on going, expensive repairs for the very people who are least likely to afford them. They will have to cut costs and be forced to make difficult decisions such as cutting their heat just to afford their leaking and drafty homes. This will place more of a burden on our community pantries and clothing closets. More children will attend school more hungry than ever before. These people will develop high medical needs due to the mold growing in their walls and their illness will create the need for medical care they cannot afford. Working while ill may create absenteeism thus forcing them into unemployment or disability. The irony will be that they will not have the financial resources available to correct the problem that makes them ill nor will they be able to afford the option to move.

None of the decisions to the proposed 47 North makes any sense. This development will cause more harm to our current community and create more expense for the city to right all the wrongs.

I implore the city to REJECT 47 North and reject any partner ship with the Sun Communities Corporation. Please listen to the needs and concerns of the residents of Cle Elum! Please do not burden us by moving forward with these plans. We do not/should not be forced to pay more taxes just to fix a poorly designed/built/managed development. We shouldn't be expected to deal with more crime or the fallout because the cost these services this will cause. There can be a better, more thoughtful plan to expand our community that also preserves the small business owned retailers. We do not need a Target/Walmart, Office Depot or the such to better our community.

These are just the local issues, too. How about the problems that this community will impose on us that are handled at the state level? The state certainly won't jump on improving our highways or meet the mailing needs that our already too small, understaffed Post Office serves. The government didn't blink an eye at forcing our office-less Postal Workers into the cold in the dead of winter and sort mail outdoors.

Neither the city of Cle Elum nor the Government are adequately prepared to manage the outcomes of the 47 North Development.

Let's plan ahead as a community in a way that maintains our relationships, businesses, schools and quality of life. Cle Elum has an opportunity to have a bright future, one with out the input or designs from Sun Communities.

Regards,
Deveaux Philpot

Name: Devon Thomas Date: 9 May 2023

Address: 1015 E 2nd Street, 2-119
Cle Elum, WA 98922

Email: devonthomasathome@hotmail.com

Phone: 509 834 7800

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Devon Thomas

Date: 5/10/2023

Address: 1015 E 2nd Street, 2-119
Cle Elum, WA 98922

Email: devonthomasathome@hotmail.com

Phone: 509 834-7800

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

May 30, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West Fifth Street, Cle Elum WA 98922

Re: 47 Degrees North Major Amendment Proposal

I am writing to express my **strong opposition** to the Sun Communities 47 Degrees North proposal for the Bullfrog Flats property.

This proposal is a major deviation from the original application.

The complete traffic gridlock this project, if built as proposed, will not only be catastrophic to the community with regards to conveniently moving around, but will be a significant danger with regards to First Responders and evacuation of residents if necessary.

The cost to the city of Cle Elum will be more than tax revenue will cover, potentially creating not only a deficit to the City, but possibly even bankrupting the finances of the City.

There is NO significant benefit to the City or UKC residents. Conversely, it creates significant impacts on roads, emergency services, schools and other public services that won't be mitigated by the developer.

We do not have the infrastructure to assimilate a project of this magnitude. We are under-served at present with one grocery store. Sun Communities has no legal obligation to add any services to the UKC.

You have for your review scores of letters like mine. I do not need to list all the talking points. Suffice it to say, I am in agreement with all the arguments against this planned development. Please add my voice to the thousands of residents opposed to the approval of the 47 North proposal.

I implore the City to **DENY** this proposed major amendment.

Respectfully,

Diane M. Chattin
281 Rocking Chair Road
Cle Elum, WA 98922
425.681.1565
D.chattin@icloud.com

Name: Diane R. McGee
Address: 3781 Suncadia Trail
Cle Elum, WA 98922
Email: diane.mcgee804@gmail.com
Phone: (206) 313-4759

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Diane Winyard

Address: 580 Gold Leaf Ln
Cle Elum, WA 98922

Email: dimarie141@comcast.net

Phone: 206-310-2943

Date: June 21, 23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Signature: Diane Winyard

Name: Dillon Shea Date: 6/24/23

Address: 130 Lannigan Springs Rd

Email: dillshea9@gmail.com

Phone: 509-304-9654

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Dillon Shea

Signature

Name: DIRK Petersen

Date: 5/10/23

Address: 281 TRAILSIDE DR
CLE ELUM, WA 98922

Email: dirkpetersen13@gmail.com

Phone: 206-390-4578

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Don Bunnell (name)

994 Leo Lane (address)

Cle Elum, WA 98922

Virgil Amick

From: Don Shriner <shrinerdq@gmail.com>
Sent: Sunday, June 25, 2023 8:43 AM
To: Planning
Subject: Against 47 degrees north project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department
Re: 47 Degrees North Proposal
I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:
· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
· Provides no significant benefits to upper valley residents and tax payers,
· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Donald Shriner
181 Sunset Rd
Ellensburg Washington
98926
(509) 899-1041
shrinerdq@gmail.com

Virgil Amick

From: Donna McCaslin <northshorecap@msn.com>
Sent: Thursday, June 22, 2023 2:34 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver
Subject: Concerns and opposition to 47* North Sun Communities' proposed amendment development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am a property owner and resident outside of city limits - 3600 Suncadia Trl, Unit 5062, Cle Elum, WA

I am writing to let you know of my very strong concerns about the proposed changes to the existing Bullfrog Flats (2001?) approved plan. The Sun Communities development with manufactured homes and an RV park is not in any way close to what was approved when Trend West (Suncadia) planned their development. It is not in keeping with the character of the upper county nor does it jibe with the current city zoning for the property.

The fact that the lots will not be sold provides no real benefit to upper county residents and tax base, but in fact will become a detriment as it impacts our public service -- schools, fire services, police and emergency services -- none of which Sun Communities plans to address. They will foist these problems on current property OWNERS and the wider based community - not just Cle Elum, but Roslyn and Ronald.

The RV park proposal looks to become a nightmare - please project even 25% of the proposed 600 RV's clogging up our already jammed Bullfrog Road and I-90 corridor. The gridlock on weekends is already horrendous --- add another 125 to 200 land yachts every weekend and then try to deal with that disaster.

The original zoning approval should remain in place as it will still allow for development of the site, but in a manner that aligns with what really should be a long term development and comprehensive plan for the entire upper county.

I urge you to deny this proposed amendment and retain the current approved land use for the property.

Donna McCaslin

Name: Dorothy Wagshalm
Address: PO Box 617 (3400 Airport Rd)
Cle Elum, WA 98922
Email: dnawags@gmail.com
Phone: 509 674 9161

Date: 6-11-2023

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dorothy Wagshalm

Signature

Virgil Amick

From: Karen Marie Terry- McDonald <dkkm2000@hotmail.com>
Sent: Monday, June 19, 2023 8:37 AM
To: Planning
Subject: Fw: IS THE COUNCIL CORRUPT OR JUST INCOMPETENT?

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

From: Karen Marie Terry- McDonald <dkkm2000@hotmail.com>
Sent: Monday, June 19, 2023 7:15 AM
To: Karen Marie Terry- McDonald <dkkm2000@hotmail.com>
Subject: IS THE COUNCIL CORRUPT OR JUST INCOMPETENT?

To whom it may concern: (YOU)

It has become clear how much is wrong with the 47 Degrees North proposal. You no doubt have heard from hundreds of people the many reasons why this is detrimental and absolutely wrong for our area.

What on earth are you being paid for?? Why is the City Council breaking the ordinances of the city by allowing the models to remain and continuing without a business license? It is a clear violation of the law. It is right there in black and white! Is there corruption within the council or are you just too lazy to get the job done that you are elected to do?

Additionally, do you want this to be your legacy as ELECTED servants of this community? What you are allowing will absolutely change the character and safety of Cle Elum and surrounding areas permanently, and not for the better.

We urge you to step back and reconsider the damage you are promoting and instead, work for the interest of the people of this community.

Committed to the health of our community,
Doug and Karen McDonald

June 23, 2023

City of Cle Elum
Planning Department/47 Degrees North
119 West First Street
Cle Elum, WA 98922

RE: 47 Degrees North proposed Bullfrog UGA Master Site Plan, Development Agreement, and Major Amendment Proposal

To: City of Cle Elum Mayor, City Council members, and Planning Department

We cannot sit idly by as I observe the blatant disregard for the well-being and wishes of Cle Elum's, Roslyn's and Ronald's communities by the proposed 47 Degrees North project. This proposal is so one-sided that it steals money and resources from Cle Elum, Roslyn, Ronald, and the other surrounding communities. The near doubling of population will have a huge impact on public services in our communities throughout the upper county. Basic infrastructure needs include more police, fire, medical, hospital and garbage services; all of which the developer proposes nothing. Our school system will be overwhelmed at all levels. And it does not take a rocket scientist to imagine the monumental impact on our roads and traffic issues that already plague the area.

As currently proposed, the City's own commissioned fiscal study shows that over time the taxes collected from the 47 Degrees North project will be far less than what would have been collected from the current approved traditional neighborhoods. Collected tax revenue would not be nearly enough to offset either the City's increased cost for ongoing services (Police, Fire, Parks, Public Works) or the increased costs for schools, emergency services and other public services. It is not appropriate for the City to rely upon or impose new taxes or fees to balance the budget or seek to change levels of public services to meet available revenues.[1]

The City needs to carefully consider the pros and cons of turning over a large part of its Urban Growth Area, with a future population equal to the size of the existing City, to a large out of state corporate entity whose interests will surely be different than the City's interests over time; it's about money and profits, nothing else, period.

We request that the City deny the proposed major amendment and retain the existing approval.[2]

---

[1] Draft SEIS, Appendix K, Page 45, ECONorthwest Memo 9/9/20: to meet shortfalls..."*....Consistent with typical municipal budgeting practices, the city could impose new taxes or fees to balance its budget or seek to change levels of public services to meet available revenues, or a combination of both approaches.....*"

[2] The original master plan approved by Cle Elum in 2002 agreed to the construction of 1,334 dwelling units, including 810 single family units and 524 multi-family units, a 75-acre business park and 7.5 acres for the construction of 50 affordable housing units

Should the City decide to move forward with this project, totally ignoring the wishes and concerns of most of the residents of upper county, then they should put conditions on the the project so that there is no financial impact to upper county residents; including but not limited to, no new taxes or fees that would effectively subsidize this private business venture. The 47 Degrees North project must be held accountable for all City and County financial impacts and funding shortfalls that will most likely occur with emergency services, schools, waste management, and transportation. It is inevitable that this business venture will want to extort as much as it can from the City of Cle Elum and the surrounding communities.

Let us reiterate that 47 Degrees North's proposed manufactured home and RV community clearly is not what was sold the public as a condition for annexing the Bullfrog Flats into the City and it does not comply with the established requirements of the City's comprehensive plan, development agreement, or zoning for the property. The development will not create sufficient tax revenue to cover the City's cost to serve it and we do not think it's right for our tax dollars to be used to subsidize this commercial business venture. Lastly, the overwhelming traffic congestion it will create will only foster resentment as upper county residents will be forced to pay more in taxes to fix that which should have been paid for by the developer; effectively providing a subsidy for a private business venture.

For all the reasons stated above, we want the City to deny the proposed major amendment and retain the current approved land use for the property.

Respectfully,

6-23-23 Leigh Barovsky 6-23-2023

Doug and Leigh Barovsky
60 Richards Rd., Cle Elum, WA 98922
dbarovsky@gmail.com and lbarovsky5@gmail.com
425-941-7687 / 425-941-7696

Virgil Amick

From: quato8@aol.com
Sent: Sunday, May 21, 2023 10:48 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; sbayhansenm@cleelum.gov; Steven Harper; mlundh@cleelum.com; slackey@cleelum.com
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Doug Adams
281 Rainbow Court
Cle Elum WA 98902

To: CIty of Cle Elum--Mayor, City Council Members, Planning Department
119 West Firdst Street, Cle Elum, WA 98922

Re: **47 Degrees North Major Amendment Proposal**

I am writing to inform the city of my very strong opposition to the Sun Communities 47 Degrees North proposal for the Bullfrog flats property. The proposed manufactured home/RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts on the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Doug Adams
quato8@aol.com

Name: Douglas E Hutchinson

Address: 910 Iron Mountain Rd
Cle Elum, WA 98922

Email: deh1946@gmail.com

Phone: 802-825-5003

Date: 14 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Douglas E Hutchinson

Signature

Virgil Amick

From: Dusty Cavaliere <dustycavaliere@msn.com>
Sent: Sunday, May 28, 2023 5:09 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

May 28, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

From: Dusty Cavaliere
1781 Larkspur Loop, Cle Elum, WA 98922
dustycavaliere@msn.com
425-533-7701

I am writing to inform the city of my very strong **opposition** to the Sun Communities 47° North proposal for the Bullfrog flats property.

I'm not against building homes on this property, but the proposed manufactured home / RV community is in violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property. Why would the Mayor and City Council even consider hurting businesses downtown? This doesn't make any sense.

The proposed manufactured home / RV community:

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum, nor Roslyn, Ronald, and the beautiful areas beyond.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business.

Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

It's difficult to understand how this project is even being considered for this property. Has Sun Communities made personal promises to Mayor McGowan? Any council members? Everything I read seems to be pointing to this. Why the silence from the Mayor and Council members? Why are there no constructive discussions between elected officials and residents? Engaging with your community would go a long way.

For the reasons above, and others, I ask the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Dusty Cavaliere

Virgil Amick

From: Dyana Stevens <dyana.stevens@gmail.com>
Sent: Sunday, May 7, 2023 9:41 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum - Mayor, City Council members, Planning Department, and all residents of Cle Elum, Ronald and Roslyn:

Thank you for the opportunity to provide my comments on the Sun Communities 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. I am adamantly opposed to this project due to the impact the traffic would burden our already taxed road systems and the significant increase in population to the city and localities.

First, the SEPA Traffic analysis has a number of flaws which result in significantly underestimating the congestion on the city and county road system with the addition of the 47 Degrees North project.

The 47°N traffic study doesn't include the full buildout traffic of major developments already approved, vested and in the pipeline (Suncadia, City Heights and Ronald PUD/Hotel). Because Sun assumed such a short buildout period for 47 Degrees North (5 years), the project is getting its traffic in the road system before other approved major developments are completed. 47 Degrees North is essentially proposing to use up road capacity that is already allocated to others. Full buildout of approved, but not yet completed, developments cannot be ignored. They have legal vested rights to complete their projects and add their traffic. 47°N traffic will be added to that, not replace it.

The significance of this error is that if all the traffic from approved developments is included we are likely to find that the city and UKC road systems are already significantly beyond their max capacity and there is little or no capacity for 47 Degrees North without massive investments in infrastructure that will take many years to complete. This is not currently being considered for the project as is.

Additionally, and as living off of 903 being of GREAT concern, the Addendum traffic study ignores peak summer weekends (Friday evening through Sunday evening).

Roughly half of 47 Degrees North is an RV resort, a business that will likely operate at maximum capacity on summer weekends. Sun's business plan will clearly be to maximize summer weekend occupancy, but the traffic report uses weekday evenings as the basis for mitigation.

This is a flawed assumption for assessing impacts. On summer weekends our UKC streets are packed and on weekday evenings the streets are largely empty. Irrespective of any comp plan policy, best practices for traffic studies require that mitigations be applied to the impacts of a project whenever that might be. Sun should be required to mitigate its full impacts, including but not limited Summer weekends.

It does not appear that Large RV's and travel trailers (oversize vehicles) are fully accounted for in the traffic analysis, they were counted as if they were trips from a passenger car. Standard traffic analysis protocol is that oversize vehicles count as more than one passenger vehicle trip because they occupy more space (and time) on the roadway. Given that Sun Community's RV resort will introduce a very large number of oversize vehicles, improperly accounting for them significantly understates the real impacts from the project.

The traffic analysis didn't study the need for road widening on Bullfrog Rd or SR 903 (i.e. a corridor study). The study only looked at intersections. With the large amount of traffic added by 47 Degrees North onto Bullfrog Rd and SR 903, together with the large amount of traffic already drawn to these roads by the school campus, Suncadia, future City Heights access, transfer station etc., it is essential to analyze whether these roadway corridors will be over capacity and will need to be widened or lanes added. The fact that this wasn't studied is a major oversight.

There is no information on the traffic analysis specifically relating to Summer traffic, which we all know can be treacherous. Not taking into account the increased weekend traffic is a major flaw in this proposal.

There is no analysis of cut through or bypass traffic when the freeway is in gridlock condition. We who live here know that on peak summer weekends significant bypass traffic occurs on Cle Elum 1st and 2nd Streets, SR 903 and Bullfrog Rd. How will the proposed 47 Degrees North collector arterial (connecting SR 903 to Bullfrog Rd.) function during bypass events and how will this affect queues and backups at exit 80?

Vitally important to the community is the lack of access for emergency responders in peak Summer traffic congestion. The studies didn't analyze the impact of major congestion on the ability of our emergency responders and law enforcement to respond to accidents and emergencies, nor the impact of congestion on wildfire evacuation. We who live here know that emergency vehicle access is currently a major issue and it can only be expected to worsen. The fact that this wasn't studied is a major oversight. The city committed to looking at emergency evacuation during scoping.

In conclusion, the 47 Degree North traffic analysis significantly understates congestion on the city and UKC road network both with and without 47 Degrees North which leads to false or incomplete information. No further action should be taken until the Addendum traffic analysis is corrected. Additionally, the City should take the step of cancelling the proposal based on laws of concurrency.

Concurrency is a state law (WAC 365-196-840) which says if roadway systems are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool and allowing Sun Communities to add more traffic to roads already over capacity.

The road system improvements that would be needed to add capacity for 47 Degrees North are cost-prohibitive without additional investment from Sun Communities. The current traffic study shows more than 10 intersections in the city and Upper Kittitas County that need to be upgraded to accommodate this development.

As is, Sun would have no responsibility to make any offsite road improvements anywhere. All responsibility would be passed to the city and UKC taxpayers. This is unacceptable.

The city knows well how grant funding cycles operate, they are lengthy and uncertain and never yield as much as is needed. And as the years go on the cost of road improvements will continue to rise (they always do) but with this agreement Sun's responsibility won't rise. It will be capped and again, costs passed to taxpayers. This is unacceptable.

The agreement should include a "concurrency plan" which restricts the pace of development to actual available capacity in the road system. Mitigation occurs when a project is built, not when a fee is paid. The developer should not be allowed to pay a small fee and add traffic to already failing roads.

Section 3 of the Development Agreement contains a clause that appears to exempt 47 Degrees North from WA state concurrency law. This clause should be removed, no development should be allowed to add traffic to already failing road systems.

Additionally, in the current Development Agreement, the city would be accepting a fee for improvements to County and WSDOT facilities (Bullfrog Rd and I-90 ramps). Without an Interlocal Agreement the city cannot accept payments or responsibility for improving County and/or WSDOT facilities. Even if the city could accept these fees, it is not in the city's interest to take responsibility for these facilities. It falls to the developer taking responsibility to negotiate mitigation with the county and WSDOT and any agreements reached with them should be incorporated into this development agreement.

I respectfully request that the city halt this process and require the traffic studies be corrected for the reasons stated above. Also, the city should review it's options under concurrency law and not allowing traffic and risk onto the city and UKC taxpayers.

Thank you again for the opportunity to submit these comments. My hope is that the City of Cle Elum and Planning Department take specific consideration to the Summer traffic congestion and how it will be detrimentally impact if the 47 Degrees North project is allowed to move forward without significant investment and planning to our existing road systems.

Dyana Stevens
11541 State Route 903
Ronald, WA 98940

Name: E.J. Maloney Date: 5/12/23

Address: 1570 Coal Mine Way

Cle Elum, WA 98922

Email: emaloney@talon-m.com

Phone: (206) 353-5422

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my strong opposition to the Sun Communities 47° North (47N) proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

We do agree that housing for Cle Elum community is a need, we do not believe 47N is the solution. With 50 Affordable units and 707 Market-Rate units the local community will likely be priced out. The product type and purchase structure/cost is not going to meet the needs of the local Cle Elum workforce. People that work in Cle Elum need places where they can afford to live. 47N will create more service needs in the community but it's not going to be economically suitable housing for the additional workforce. It will drive an even bigger housing shortage.

In addition to the general real estate criticism above, we have a concern that 47N will not generate tax revenue to fund its municipal-support costs. We believe the costs would be subsidized by existing taxpayers. The existing public services would be overburdened. The school system would have an influx of new students that the existing infrastructure, teachers, and schools themselves, could not support. For a small city the impact on traffic would be overwhelming to existing residents. The public expenditure to address these concerns would result in tax increases for existing residents. Locals would not be receiving a benefit from the project, just their share of the added cost to maintain adequate infrastructure.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

May 2023

City of Cle Elum

Please Please Stop 47 No.

we do not want them in our

town

CLEELUM

Virgil Amick

From: Ed Kuerner <ed.kuerner@gmail.com>
Sent: Friday, May 5, 2023 1:27 PM
To: Planning; Sarah Kuerner
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a property owner in upper county (241 Chandler Road, Cle Elum), we've been following the 47Degrees development closely.

It's concerning that a development of the scale of 47Degrees would be allowed to happen.

There are many factors in opposition to a resort of this type and size - from wildlife corridor issues, fire hazard and evacuation routes, infrastructure impact (fire dept, medical, school, roads, water). And most importantly, 47Degrees does nothing to improve the low/middle housing issues in upper county.

This type of development is not cohesive with the area that it borders, and will affect the livability along with the natural heritage of our area for generations to come.

We recognize that there are legal ramifications that stand in the way of rejecting a development from a REIT like SunCommunities, but the whole point of your leadership and planning power is to represent the local population, who clearly does not want this to happen, and to bravely stand up for what is right for the future of our area.

Thank you

Ed and Sarah Kuerner
241 Chandler Road, Cle Elum
ed.kuerner@gmail.com
206-715-0523

680 Nelson Creek Rd
Cle Elum, WA 98922:

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts
On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested
The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments
The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

Edward R Kratzer Jr

Virgil Amick

From: Eileen Schofield <eileenschofield@comcast.net>
Sent: Saturday, June 17, 2023 10:41 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I am writing to you to express my concerns over the 47 Deegrees North proposed development.

Those of us who been in the area for a while, (28 years at Pineloch Sun, part time) have seen the huge impact growth has had on our community over the last 20 years.

We are in need of infrastructure such as, school, grocery store, garbage services.

Our recreational areas are crowded to the point where it isn't worth trying to go to these places on the weekends. While I cannot blame anyone who wants to experience the beauty of this area, I cannot help but notice our beautiful recreation areas are left with garbage, empty beer can/bottles and sadly, human feces, toilet paper, dirty diapers, feminine hygiene products and garbage.

In light of what we have seen in many other places around our state and country, I think it makes sense to pause and address our existing problems before we add to them. If we recklessly develop this area we will loose what is unique to it.

Do we need more police? Do we need more park rangers? How do we address the growing garbage scattered throughout or parks? How will we deal with additional traffic, especially in the case of an evacuation? How do we insure our grocery store is well stocked for locals? What is the plan for our school system moving forward?

These decisions are CRITICAL to the future of this area.

As a taxpayer on two properties in the area I would feel much more comfortable addressing these issues first.

PAUSE on this development!

Thanks

Eileen Schofield
143 Lakeview Drive
Ronald, Wa.
98940

Name: Eliza Stephenson Date: June 22, 2023

Address: 1272 Teanaway Rd

Cle Elum, WA 98922

Email: elizasells@yahoo.com phone: 206-979-8216

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Eliza Stephenson

Signature

Virgil Amick

From: Elizabeth Allen <ockhouse6@gmail.com>
Sent: Friday, May 5, 2023 8:48 AM
To: Planning
Cc: jmcgowan@cityofcleelum.com; John Glondo; kratliff@cityofcleelum.com; bwilliams@cityofcleelum.com; sbayhansen@cityofcleelum.com; sharper@cityofcleelum.com; slackey@cityofcleelum.com; mlundh@cityofcleelum.com; cory.wright@co.kittitas.wa.us; laura.osiadacz@co.kittitas.wa.us; brett.wachsmith@co.kittitas.wa.us
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Date: 5/5/23

Name: Elizabeth Allen

Address: 570 Quail Valley Road, Cle Elum WA 98922

Phone: 509.260.1810

To: City of Cle Elum - Mayor, City Council members
Planning Department, 119 West First Street, Cle Elum, WA 98922
Kittitas County Commissioners
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

I simply cannot understand why the city of Cle Elum would consider continuing to do business with a company that is being sued all over the USA for it's atrocious business practices. If we have to consider doing business with this mega corporation at least hold their feet to the fire and make them comply with the original agreed upon plans and zoning for the annexed land.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully Submitted,

Elizabeth Allen

Sent from my iPhone

Name: Elizabeth E Cox

Address: 210 West 2nd St
Cle Elum Wa 98922

Email: /

Phone: /

Date: June 24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Elizabeth E. Cox

Signature

From: Elizabeth Robertson
Sent: Thursday, April 13, 2023 9:18 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver
Subject: Re: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

We are writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. **We are not against development of city neighborhoods, we built a new house directly across from the City Heights development.**

The proposed manufactured home / RV community:

– is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,

– provides no significant benefits to upper valley residents and tax payers, but

– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

– will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, we implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Elizabeth and Michael Robertson

413 W 6th. St.

Cle Elum, WA 98922

EFRobertson@outlook.com

City of Cle Elum, Planning Department

119 W First St

Cle Elum, WA 98922

May 1, 2023

Dear City Managers and Planners-

I have been a land and home owner in Upper County since 1989. I pay my taxes and contribute where I can.

It is my belief that approving the 47 Degrees North project is a huge mistake. Having so many rental properties compressed in a small area is not good for the community of UKC.

As a Realtor and homeowner, I have seen that owners are generally much more concerned about their communities than tenants.

A community of 100's of mobile homes is likely to put a strain on the first responders, while contributing minimal tax revenue to the area.

Please reconsider the many negative ways this project will affect the area.

Who does it really benefit and who does it really cost?

Elizabeth S Weyer

Ellen A. Sutton
P.O. Box 272
Cle Elum, WA 98922
509-674-5406

To: City of Cle Elum
Mayor, City Council Members
Planning Department

119 West First Street
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment Proposal

I am writing to inform the City of my strong opposition to The Sun Communities 47° North Proposal for the Bullfrog Flats property. The proposed Manufactured Home / RV Community.

What is the advantage of this to Us citizens? Just how on earth is this going to benefit We the taxpayers? Our town is Not the place for the largest trailer park in the whole State! Such a beautiful 1,100 acres of trees and Wildlife will be destroyed forever!

I find it offensive that something this HUGE, that affects everyone in the Upper County, does not have the right to a Vote on the future of Our town. Cle Elum belongs to ALL of Us, not just a handful of City Council members who may, or may not share our values.

I have talked to many citizens who have not even heard

about this "47° North Proposal". There is something very wrong with selling out our souls to these multi billion dollar international developers. They make fast money, making their shareholders richer, and leave us to pay for it in higher taxes, lower property values, and the stigma of being the largest trailer park in the State!

In addition to the enormous infrastructure issues we will inevitably have as taxpayers, we can count on higher crime rates, huge drug problems, etc. Our Post Offices, Dentists, Health facilites, Schools, Grocery Store, and shopping in general will be completly overwhelmed. Especially our Police Department!

It is paramount that our city council members keep in mind that the overwhelming majority of citizens in the upper county are counting on their NO vote, for the good of our beautiful "City of Trees" and for those of us that call Cle Elum our home.

Thank you for your consideration,

Sincerely,

Ellen A. Sutton

5-31-23

Virgil Amick

From: Ellie Belew <info@elliebelew.com>
Sent: Friday, May 5, 2023 10:20 AM
To: Planning
Subject: 47 degrees web page missing

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,

On the webpage for Proposed 47 Degrees North Project
https://cityofcleelum.com/city-services/administrative-services/public-notices/proposed-47-north-project/

the link

How to provide public comments for the 47 Degrees North Project, Notice of Application
simply goes to an error page.

--
Ellie Belew
P.O.Box 652, Roslyn WA 98941
www.elliebelew.com
Living on lands that have been cared for and called home since time immemorial by the people of the Confederated Tribes and Bands of the Yakama

Date: June 22, 2023

Name: Emily Thompson

Address: 341 Middle Fork Lane
Cle Elum, WA
Email: emilybreidenbach@gmail.com
Phone: 206-399-7526

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The request to modify the development agreement should not be considered as it is vastly different than the previously approved development agreement. Sun Communities needs to start over if they want to develop the proposed 47° North community on the Bullfrog Flats property. Any consideration to approve the request for modification would be a gross misjudgment of the City, opening the City up to a costly legal fight. None of which is in the best interest of the taxpayers. Simply follow the code and deny the modification.

- These proposed changes are a clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center. This alone should be grounds for a denial. Any development agreement for retail needs to that specific component studied. You can't just swap one use for another and call it a minor change. Further, current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center. If they want a private resort/manufactured home community/retail center, then they need to follow the City's process to apply for that development approval – from scratch.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Emma Wadeikis

Date: May 31st 2023

Address: 520 Broadway Ave / Po Box 175
S. Cle Elum WA 98943

Email: wadeikise@gmail.com

Phone: 206-786-4456

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…"is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business.
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

EWadeikis

Signature

Name: Emmett Pitts Date: June 1 - 2023

Address: 285 Spraggan Way Cle Elum, WA 98022

Email: earlpitts64@yahoo.com

Phone: 206 979 7544

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Emmett Earl Pitts

Signature

To The City of Cle Elum
Attn. Mr. Mayor and members of the City Council

We are the Christensons, Eric and Susan living at 648 Masterson Rd. Cle Elum.
The change to the original development plan of Bullfrog Flats is not in the best interest for our home town. The type of homes do not support the city or county with the proper tax base and will cause property owners taxes to increase to make up the short fall. We are against the Sun Community takeover.
We Respectfully request that The City of Cle Elum reject the new proposal of Sun Community, and stick with the original 2002 approval, single family dwellings on city parcels for slow sustainable growth. Maintaining a strong and stable home town to live in.

Respectfully,

Eric Christenson

Susan Christenson
Susan Christenson

Virgil Amick

From: Eric Christenson <eric@christensonaircraft.com>
Sent: Tuesday, June 13, 2023 10:26 AM
To: Planning
Cc: Susan Christenson
Subject: Stop 47 Degrees North Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Eric & Sue Christenson
648 Masterson Rd.
Cle Elum, Wa. 98922
206-612-3285

To the Mayor and City Council

My wife and I have attended the last 4 council meetings and confirmed the fact that the "47 Degrees North Development" is not in the best interest of our City and Upper County. We have not heard 1 citizen speak in a positive way about the proposed development. We have noted the "outrage" that is displayed due to the Mayor and City Council's lack of comment and their lack of admission to the fact they are public servants and are required to meet the needs and requests of the community they serve. We have heard citizens point out the lack of compliance in the proposed development to City Codes and Ordinances which points to incompetence. The point of Tax increases due to this development is intolerable, and will impact all property owners in very negative way. The fact of Crime in or area is terrible and very hard to avoid, but why invite the possiblity of more with this type of development.

With respect we request the Mayor and City Council deny the "47 Degrees North Devlopment Group" any consideration to their type of change to our City and County. The original approved plan with homes on city parcils with property taxes and "home owners" will better serve the citizens and grow our City and County in a more sustainable fashion.

Eric & Sue Christenson

Name: ERIC B CHRISTENSON Date: 4-20-2023

Address: 648 CHRISTENSON RD
CLE ELUM, WA 98922

Email: ERIC@CHRISTENSONAIRCRAFT.COM

Phone: 206-612-3285

RECEIVED
APR 24 2023
Kathi Swanson

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

STOP Negative Impact of 47° North STOP

- STOP Decreased level of service for EMS
- STOP Decreased level of service for fire protection
- STOP Decrease level of service for police protection
- STOP Increased traffic burden on 2-lane roads
- STOP Increased tax burden to pay for aging infrastructure (water, sewer, power, roads, EMS, schools, police,)
- STOP Doubling the population of Cle Elum within 6 years
- STOP Profits sent out of our community to Wallstreet investors
- STOP Largest private trailer park community west of the Mississippi
- STOP Wildfire risk due to limited ingress & egress: **Paradise Fire 2.0**

For these reasons, and so many others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: ERIC B CHRISTENSON Date: 4-20-2023
Address: 648 MISSION RD
CLE ELUM, WA. 98922
Email: ERIC@CHRISTENSONAGENCY.COM
Phone: 206-612-3285

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create enough tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, which will be a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

ERIC CHRISTENSON
648 MAYTOWN RD
CLE ELUM WA.
98922

City of CLE ELUM
ATTN: MAYOR, CITY COUNCIL, PLANNING DEPT.
119 WEST FIRST ST.
CLE ELUM, WA. 98922

98922$1105 C002

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Earl [illegible] (name)

170 moffet Rd (address)

Roslyn, WA. 98941

Fred & Ginny Becker
40 Snow Ridge Drive
Cle Elum, WA 98922
206-953-0933

May 26, 2023

City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street,
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

We are writing to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever. This type of residential development is WRONG on many levels.

- Furthermore, fiscal studies of the 47 Degrees North proposal show that it will not create sufficient tax revenue to cover the city's cost to serve it (WHY should the city of Cle Elum provide services to a private for-profit entity??). Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize this development and our taxes will go up. Again, WHY should the taxpayers be on the hook for a PRIVATE FOR-PROFIT enterprise?

- The proposed 47 Degrees North development will be in its entirety a private business not a natural neighborhood (no lots sold, only leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers or its lease holders. Any subsidies of the project would be a gift of public funds to a private entity. Is this a tax write off for the city?

- This project is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

Fred & Ginny Becker
40 Snow Ridge Drive
Cle Elum, WA 98922
206-953-0933

- If allowed, this project will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size, Just Plain Wrong.

- The developer has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project, which would compete with existing city businesses and will seriously damage Cle Elum's downtown core, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or Upper Kittitas County residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

- We would add that our potable water supply is already at risk from climate change. Winters are shorter and we cannot assume that snowpack won't get smaller as well. Temperature measurements show the low and high temperatures are increasing.

- Is the city of Cle Elum going to be responsible for doubling the size of the water treatment facilities?? I'm an environmental professional and have worried for many years about what I see as inadequate water treatment across the country. Given the depletion of regional aquifers mainly from industrial farming, water is fast becoming a scarce resource exacerbated by climate change. Clean water is at risk and the "downstream" impacts include potable water supplies, fishing, hunting, agriculture and wildlife.

For these reasons and more, We implore the City of Cle Elum to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Fred & Ginny Becker

Virgil Amick

From: Fred Mattison <fredmattison@msn.com>
Sent: Monday, June 26, 2023 12:47 PM
To: Planning
Cc: Jay McGowan; Ken Ratliff; John Glondo; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver
Subject: Re: 47 Degrees, Project File #PMU 2023-001 input/comments
Attachments: 47 Degrees North September 9.docx; 2023-School-Impact-Mitigation King County.pdf; Issaquah Impact Fee Schedule 2023.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr Mayor
Cle Elum City Council
Cle Elum Residents and Property Owners
Upper Kittitas County Property Owners

RECEIVED
JUN 28 2023

Re; 47 Degrees North

All Concerned Neighbors,

We have been coming to the Upper Kittitas County for over 40 years, initially as campers, then we bought a homesite in Suncadia in August of 2006. We then built our home and have been very involved ever since. I have represented the Owners at Suncadia for the majority of the last 16 years as the elected Board Member for the Suncadia Residential Owners Association. We too have had issues with development and the lack of follow-through on the part of the developer and even as of today we do not have many of the amenities originally promised. 47 degrees North is just another chance for a developer to make money but not follow through with their promises. We are totally against this project. Leave the approved Master Plan in Place and do not adjust any zoning or give Sun Communities the chance to disappoint everyone. Here are some specific thoughts.

Here are a few of the larger projects that are already approved by Kittitas County and The City of Cle Elum;

- **Suncadia/Mountainstar's master plan originally included 3485 residential units but has been amended to 4550 residential units according to the developer.** Currently there are approximately 1900 privately owned units (Homes, Condos and Vacant Homesites) Within that number there are approximately 1500 completed homes and condos in the resort and currently several hundred vacant lots either completed or under development. There are approximately 500 residences occupied most of the year. Many owners have moved there full time due to the serenity the Upper County and high speed internet. On a busy weekend, there can be over 7000 people visiting or staying in

Suncadia/Tumble Creek. That is an average of about 4 people per residential unit on the average. Using this calculation, in 2023, Suncadia /TC should experience and increase to about 8000 people on a busy weekend. I would add this same increase in population every year.

- City Heights plan is approved for 968 residential units. As the start to build, I believe they will add 100 people per year in the next three years and the numbers will increase after that.
- If The City of Cle Elum approves the Sun Communities Plan, that will bring 627 RV's to Cle Elum. Most of those will tow additional vehicles and if one was to estimate the amount of parking needed to just accommodate the RV's going to shop at Safeway, get a bite at all of the great restaurants and shop the retail outlets, that might be 7.7 miles worth of parking if we lined up all of the RV's coming to town. That does not take into consideration the visits to fuel up their RV's. Safeway's Great Employee Team is already very busy and cannot keep their shelves stocked with the current population. If half of the RV's leave to go elsewhere in Sunday morning, they will clog the Bullfrog Road's single lane for 5.5 hours if they each take 1 minute to exit the park and enter the freeway. Remember the RV's are 40 to 65' for the most part. This may not concern the Council but what if a fire happens to come our way and the call to evacuate is communicated to everyone....No one north of the entrance to the RV park will be able to get to I-90 for many hours and traffic will backup through Ronald and well into Cle Elum.
- If The City of Cle Elum approves the Sun Communities plan, there will be 757 Manufactured Homes Plus Cottages, Yurts and other forms of housing. **If you happened to visit their models, you might have realized they are all built out of state. No Local Labor, No Local Taxes, No Local Jobs and No City Permits to build these units. Please realize that their model mockup does not represent what their neighborhood will look like. There were no garages, carports, parking, yards in the model display. Note that MODULAR HOMES ARE REGULATED BY THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES and NO BUILDING PERMITS WILL BE ISSUED BY THE CITY for the modular homes.** There will be a small fee for the foundation and utility hookup inspection and garage, if any. Modular Homes of this type do not appreciate in value and the homes will reside on leased land. No one will own the land they live on. Lease Costs will rise at Sun Communities choice. If you owned a modular and you had a financial issue and could not pay for either the Modular Home or the Leased Land, they will take it all and resell it to someone else especially since the modular will probably be worth less than you owe. If you read the notes on the internet, they do not have a good reputation and there is talk of a Class Action Suit. The models and marketing pieces clearly show a picturesque, vibrant community with smiling faces and happy kids, but what do these developments look like in 3-7 years ? The glow will have worn off and the condition of many units in a low income development will likely show their wear. The marketing pieces will be forgotten. Has any member of the council investigated or evaluated what an existing Sun Communities development is like in 5 or 10 years old ?
- For the level of impact the 47N development will create, will the City of Cle Elum actually realize any significant revenues to offset the wear and tear on the communities water, traffic and related infrastructure, strain on local social services and public health and safety services, transfer station, public schools etc. *Will the city or any of these services receive sufficient funding to ever offset the impacts of all these developments ?Suncadia/Mountainstar was required to mitigate the Fire Department, Water Treatment Plant, the Sewer Treatment Facility, The Transfer Station and Have it's own recycle facility, Where is Dark Skies in all of this?*
- The last major negative impact I will list here is the impact on the Elk herd. I guess they will be walking on Bullfrog road to get from the river to the mountains. There should be a 300' wide wildlife corridor through this densely populated development or maybe the Government will need to install arrow signs to direct the elk where they should walk?

Based on the current approvals in place, the greater Cle Elum area will double in population in less than 5 years. Do we need more development? What are the real costs?

Let's look at Bullfrog Road...2.7 miles from I-90 to the SR903 roundabout. To make it 4 lanes it might cost $7.2mil per mile plus $2.5mil for a new bridge over the Cle Elum River...$21.940,000 without any improvements on the state interchange. How about SR 903? I guess the existing residents in the Upper Valley will be required to pay for this?

Schools, Roads, Parks, Police, Fire Protection, Social Services...Why are there not Mitigation/Impact Fee requirements already in place so that the services can be supplied for the new homes being built before they arrive? **I have attached a copy of some Mitigation/Impact Fee schedules from King County and The City of Issaquah**. It is amazing that they are increasing their School Impact Fees and there are none here...

47 Degrees does not help those who are climbing the ladder nor is this helping others. It is just a rental scam. If you want homes that can help those climbing the ladder, contact ARCH out of Redmond. They have a great plan to help those in need of assistance while they move forward in life.

If we take just the trailer park they are proposing and review where Cle Elum is currently, look at Chapter 8.44 which disallows all camping in the City without special Cle Elum Governmental approval and it is restated in the Short Term Rental Ordinance #1601. So let's look at the trailer park...661 spaces at let's say an average of $50 per night...**That's $33,050.00 per night** that will go to the Sun Communities Corporation's Pocket....**If they we busy for just one month out of the year, that would total $991,000.00** (For Just One Month) And remember that a tax paying resident of Cle Elum cannot have their friend stay in their RV in their driveway for even one night without special permission...**That's Plain Discrimination under the laws in the State of Washington**.

The 47 Degrees plan is bad for everyone in the Upper Kittitas County area. Please Deny their application. Keep the current Approved Plan in Place for the Bullfrog property. Shut down all future development at least until the mitigation/impact fee requirements are established.

The council has to ask itself, is this the type of development we want or need in Cle Elum ? With the overwhelming burdens 47N will place on the city, its citizens and our Upper County community is the burden and impact of a development of this size be worth the cost. Can the City, School District, Fire and Police services afford to expand services just to support what this growth will create? Do remember that the tax revenues do not start until after the development is built and services are required during the process.

Elections are forthcoming.....

Please make sure the attached supporting documents are included with this letter.
I attached my original letter from September 9th 2001 regarding the prior application.

Thank You!

Fred Mattison
461 Larkspur Loop

Cle Elum, WA 98922
206-947-4639
fredmattison@msn.com

September 9, 2021

Mr Mayor
Cle Elum City Council
Cle Elum Residents and Property Owners
Upper Kittitas County Property Owners

Re; 47 Degrees North

All Concerned Neighbors,

We have been coming to the Upper Kittitas County for over 40 years, initially as campers then we bought a homesite in Suncadia in August of 2006. We then built our home and have been very involved ever since. I have represented the Owners at Suncadia for the majority of the last 12 years as the elected Board Member for the Suncadia Residential Owners Association. We too have had issues with development and the lack of follow-through on the part of the developer and even as of today we do not have many of the amenities originally promised. 47 degrees North is just another chance for a developer to make money but not follow through with their promises. We are totally against this project. Leave the approved Master Plan in Place and do not adjust any zoning or give Sun Communities the chance to disappoint everyone. Here are some specific thoughts.

Here are a few of the larger projects that are already approved by Kittitas County and The City of Cle Elum;

- Suncadia/Mountainstar's master plan includes 3485 residential units. Currently there are 1786 privately owned units (Homes, Condos and Vacant Homesites) Within that number there are currently 1330 Homes and Condos which will grow to over 1500 by early 2022. There are approximately 400 residences occupied most of the year. Many owners have moved there full time due to high speed internet. On a busy weekend, there can be over 5000 people visiting or staying in Suncadia/Tumble Creek. That is an average of about 4 people per residential unit on the average. Using this calculation, in 2022, Suncadia /TC should experience and increase to about 5700 people on a busy weekend. I would add this same increase in population every year that the economy remains strong.
- City Heights plan is approved for 968 residential units. As the start to build, I believe they will add 100 people per year in the next three years and the numbers will increase after that.
- If The City of Cle Elum approves the Sun Communities Plan, that will bring 661 RV's to Cle Elum. Most of those will not tow additional vehicles and if one was to estimate the amount of parking needed to just accommodate the RV's going to shop at Safeway, get a bite at all of the great restaurants and shop the retail outlets, that might be 7.6 miles worth of parking if we lined up all of the RV's coming to town. That does not take into consideration the visits to fuel up their RV's. Safeway's Great Employee Team is already very busy and cannot keep their shelves stocked with the current population. If half of the RV's leave to go elsewhere in Sunday morning, they will clog the Bullfrog Road's single lane for 5.5 hours if they each take 1 minute to exit the park and enter the freeway. Remember the RV's are 40 to 65' for the most

part. This may not concern the Council but what if a fire happens to come our way and the call to evacuate is communicated to everyone....No one north of the entrance to the RV park will be able to get to I-90 for many hours and traffic will backup through Ronald and well into Cle Elum.

- If The City of Cle Elum approves the Sun Communities plan, there will be 673 Manufactured Homes. **If you happened to visit their models, you might have realized they are all built out of state. No Local Labor, No Local Taxes, No Local Jobs and No City Permits to build these units. Please realize that their model mockup does not represent what their neighborhood will look like. There were no garages, carports, parking, yards in the model display. Note that MODULAR HOMES ARE REGULATED BY THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES and NO BUILDING PERMITS WILL BE ISSUED BY THE CITY for the modular homes.** There will be a small fee for the foundation and utility hookup inspection and garage, if any. Modular Homes of this type do not appreciate in value and the homes will reside on leased land. No one will own the land they live on. Lease Costs will rise at Sun Communities choice. If you owned a modular and you had a financial issue and could not pay for either the Modular Home or the Leased Land, they will take it all and resell it to someone else especially since the modular will probably be worth less than you owe. If you read the notes on the internet, they do not have a good reputation and there is talk of a Class Action Suit. The models and marketing pieces clearly show a picturesque, vibrant community with smiling faces and happy kids, but what do these developments look like in 3-7 years ? The glow will have worn off and the condition of many units in a low income development will likely show their wear. The marketing pieces will be forgotten. Has any member of the council investigated or evaluated what an existing Sun Communities development is like in 5 or 10 years old ?

- For the level of impact the 47N development will create, will the City of Cle Elum actually realize any significant revenues to offset the wear and tear on the communities water, traffic and related infrastructure, strain on local social services and public health and safety services, transfer station, public schools etc. *Will the city or any of these services receive sufficient funding to ever offset the impacts of all these developments ?Suncadia/Mountainstar was required to mitigate the Fire Department, Water Treatment Plant, the Sewer Treatment Facility, The Transfer Station and Have it's own recycle facility, Where is Dark Skies in all of this?*

- The last major negative impact I will list here is the impact on the Elk herd. I guess they will be walking on Bullfrog road to get from the river to the mountains. There should be a 300' wide wildlife corridor through this densely populated development or maybe the Government will need to install arrow signs to direct the elk where they should walk?

Based on the current approvals in place, the greater Cle Elum area will double in population in less than 5 years. Do we need more development? What are the real costs?

Let's look at Bullfrog Road...2.7 miles from I-90 to the SR903 roundabout. To make it 4 lanes it might cost $6mil per mile plus $2mil for a new bridge over the Cle Elum River...$18,200,000 without any improvements on the state interchange. How about SR 903? I guess the existing residents in the Upper Valley will be required to pay for this?

Schools, Roads, Parks, Police, Fire Protection, Social Services…Why are there not Mitigation/Impact Fee requirements already in place so that the services can be supplied for the new homes being built before they arrive? **I have attached a copy of some Mitigation/Impact Fee schedules from King County and The City of Issaquah**. It is amazing that they are increasing their School Impact Fees and there are none here…

47 Degrees does not help those who are climbing the ladder nor is this helping others. It is just a rental scam. If you want homes that can help those climbing the ladder, contact ARCH out of Redmond. They have a great plan to help those in need of assistance while they move forward in life.

If we take just the trailer park they are proposing and review where Cle Elum is currently, look at Chapter 8.44 which disallows all camping in the City without special Cle Elum Governmental approval and it is restated in the Short Term Rental Ordinance #1601. So let's look at the trailer park…661 spaces at let's say an average of $50 per night…**That's $33,050.00 per night** that will go to the Sun Communities Corporation's Pocket….**If they we busy for just one month out of the year, that would total $991,000.00** (For Just One Month) And remember that a tax paying resident of Cle Elum cannot have their friend stay in their RV in their driveway for even one night without special permission…**That's Plain Discrimination**.

The 47 Degrees plan is bad for everyone in the Upper Kittitas County area. Please Deny their application. Keep the current Approved Plan in Place for the Bullfrog property. Shut down all future development at least until the mitigation/impact fee requirements are established.

The council has to ask itself, is this the type of development we want or need in Cle Elum ? With the overwhelming burdens 47N will place on the city, its citizens and our Upper County community is the burden and impact of a development of this size be worth the cost. Can the City, School District, Fire and Police services afford to expand services just to support what this growth will create? Do remember that the tax revenues do not start until after the development is built and services are required during the process.

Thank You!

Fred Mattison
461 Larkspur Loop
Cle Elum, WA 98922
fredmattison@msn.com
206-947-4639

2023 Fee Guide 03, School Impact Mitigation Measures

Chapter 21A.43 of the King County Code provides a framework for school districts to require that King County assess impact fees on new residential development in unincorporated King County. School districts affected by growth may request that impact fees be imposed on each new residential dwelling unit in the unincorporated portion of its district for which an impact fee has been established. One-half of the impact fee is paid at final plat approval and the other half when building permits are issued. Residential lots that did not pay an impact fee during platting, multi-family building permits, mobile home permits, and site plan approvals for mobile home parks must pay the total fee when the permits are issued. The applicant may defer payment of impact fees until final inspection of the building permit in accordance with Chapter 21A.43. The amount of the fee is based on the fee schedule that is in effect at the time of permit application or final plat approval. (KCC 21A.43.050) The following fees have been adopted by ordinance 19545, effective January 1, 2023:

School District	Fee per Dwelling Unit	
	Single Family	Multiple Family
Auburn, No. 17408	$7,963	$9,913
Enumclaw, No. 17216	$13,210	$8,326
Federal Way, No. 17210	-	-
Fife, No. 27417	$4,039	$733
Highline, No. 17401	--	--
Issaquah, No. 17411	$11,377	$4,718
Kent, No. 17415	-	-
Lake Washington, No. 17414	$18,610	$3,586
Northshore, No. 17417	$17,963	$2,625
Renton, No. 17403	$2,911	$3,697
Riverview, No. 17407	$8,246	$5,517
Snoqualmie Valley, No. 17410	$16,203	$5,534
Tahoma, No. 17409	$4,535	$1,210
Vashon Island, No 17402	--	--

Single family units are defined as single detached dwelling units and multi-family units are townhouses and apartments. The following types of developments are exempt from school impact fees:

- Any form of housing exclusively for the elderly, including nursing homes and retirement centers
- Replacement or remodeling of existing homes
- Shelters for temporary placement
- Relocation facilities
- Transitional housing facilities
- Low-income housing
- Community residential facilities (i.e., group homes)

- Temporary dwellings for medical hardship
- Accessory dwelling unit

This information is a general guide and should not be used as a substitute for current codes and regulations. Please contact King County Permitting at 206-296-6600, or email DPERWebInquiries@kingcounty.gov for additional information.

Impact & Mitigation Fee Schedule

CITY OF ISSAQUAH
COMMUNITY PLANNING & DEVELOPMENT
130 E Sunset Way | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

BACKGROUND
The State Growth Management Act (GMA) recognizes that new development creates additional demand for public facilities and services and authorizes cities to collect impact fees to help pay for the additional facilities needed to serve new development.

For these reasons, the Issaquah City Council has approved impact fee ordinances for City & County Traffic, Schools, Parks, and Fire impacts. Impacts to Police and General Government Buildings are assessed through the environmental review process.

Note: The rates listed in this handout may not apply to Development Agreement areas. Please contact Development Services for the most up to date rates.

FREQUENTLY ASKED QUESTIONS
When are fees required? Impact fees are required as part of any construction, reconstruction or any use of property which requires review and approval of a Development Permit. A Development Permit includes a Building Permit, Administrative Site Development Permit, Site Development Permit, Short Plat Application, Preliminary Plat Application, or Project Rezone Application.

When are fees due? Unless otherwise required, impact fees are determined and due upon issuance of a Building Permit.

How are fees calculated? The specific methods for calculating the impact fees are contained in each of the impact fee ordinances adopted by the City Council. Impact Fee Rate Studies provide the basis for many assumptions and background information for the fees. School impact fees are based upon the Issaquah School District's annual Capital Improvement Plan (CIP). For more information regarding the CIP, please contact the School District at (425) 837-7000.

How can I get an estimate of fees? Estimates of City and School impact fees may be obtained by contacting the Development Services Department at (425) 837-3100, or calling your project planner directly.

Can fee adjustments be made? An applicant may provide studies and data for the City's consideration to suggest that adjustment of particular factors determining the fee would be appropriate.

Are there exemptions? Limited exemptions are established in each of the impact fee ordinances. Affordable Housing and Accessory Dwelling Units are the most common exemptions.

How can I appeal an impact fee determination? Appeals of impact fees follow the appeal process established in Issaquah Municipal Code IMC 18.04.250 Administrative Appeals.

Impact Fees

Fee Payment Due - *Impact fees are calculated and due upon issuance of a Building Permit, unless otherwise required.*

Traffic Impact Fee

IMC 3.71 - Adopted by the City Council 2/21/2023 – Ordinance No.3004, Update Eff 2023-03-01

Land Use Type	Impact Fee	Unit of Development
Single-Family Detached	$ 10,608.84	per Dwelling Unit
Multifamily (Low-Rise)	5,458.66	per Dwelling Unit
Other	See **Attachment 1** for transportation impact fees for other common residential, retail, commercial, and industrial uses.	

Fire Impact Fee

IMC 3.73 - Adopted by the City Council 2/21/2023 – Ordinance No.3004, Update Eff 2023-03-01

Land Use Type	Impact Fee	Unit of Development
Single-Family, Duplex, Single Family Attached (2+ units)	$2,840.14	per Dwelling Unit
Multi Family	3,189.29	per Dwelling Unit
Hotel/Motel/Resort	0.19	per Square Foot
Nursing Homes	4.69	per Square Foot
Medical/Dental	1.50	per Square Foot
Offices	0.78	per Square Foot
Retail	2.18	per Square Foot
Restaurant/Lounge	4.56	per Square Foot
Industrial/Manufacturing	1.34	per Square Foot
Leisure Facilities	0.19	per Square Foot
Church/Non-Profit	0.54	per Square Foot
Education	1.69	per Square Foot
Special Public Facilities	77.46	per Square Foot

School Impact Fee - Issaquah School District

IMC 3.63 - Adopted by the City Council 9/19/2022 – Ordinance No. 2978, Effective 2023-01-01

Land Use Type	Impact Fee	Unit of Development
Single-Family	$ 11,377.00	per Dwelling Unit
Multifamily, Duplex, Single Family Attached (2+ units)	4,718.00	per Dwelling Unit
Non-Residential	0.00	Not Assessed

Parks Impact Fee

IMC 3.72 - Adopted by the City Council 2/21/2023 – Ordinance No.3004, Update Eff 2023-03-01

Land Use Type	Impact Fee	Unit of Development
1 Unit Residential Building	$10,532.93	per Building
2+ Unit Residential Building	6,465.75	per Dwelling Unit
Manufacturing	0.79	per Square Foot
Wholesale, Transportation and Utilities	1.12	per Square Foot
Retail	0.57	per Square Foot
Finance, Insurance, and Real Estate	1.12	per Square Foot
Services (not including food services)	0.98	per Square Foot
Government/Education	1.32	per Square Foot
Restaurant	1.97	per Square Foot
Mini-storage	0.02	per Square Foot

Mitigation Fees

General Government Buildings Mitigation Fee

Issaquah Municipal Code 3.74
Adopted by the City Council 2/21/2023 – Ordinance No.3004, Update Eff 2023-03-01

Land Use Type	Impact Fee	Unit of Development
Single-Family	$ 1,659.79	per Dwelling Unit
Multifamily, Duplex, Single Family Attached (2+ units)	764.98	per Dwelling Unit
Non-Residential	0.71	per Square Foot

Police Mitigation Fee

Issaquah Municipal Code 3.74
Adopted by the City Council 2/21/2023 – Ordinance No.3004, Update Eff 2023-03-01

Land Use Type	Impact Fee	Unit of Development
Single-Family Residential	$329.99	per Dwelling Unit
Multifamily (2+ units)	285.61	per Dwelling Unit
Hotel/Motel/Resort	0.60	per Square Foot
Nursing Homes	0.09	per Square Foot
Medical/Dental	0.72	per Square Foot
Offices	0.13	per Square Foot
Retail	0.87	per Square Foot
Restaurant/Lounge	4.26	per Square Foot
Industrial/Manufacturing	0.23	per Square Foot
Leisure Facilities	0.21	per Square Foot
Church/Non-Profit	0.13	per Square Foot
Education	0.35	per Square Foot
Special Public Facilities	13.79	per Square Foot

Bike & Pedestrian Mitigation Fee

IMC 3.71 - Adopted by the City Council 2/21/2023 – Ordinance No.3004, Update Eff 2023-03-01

Land Use Type	Mitigation	Unit of Development
Single-Family Detached	$ 1,569.53	per Dwelling Unit
Multifamily (Low-Rise)	807.58	per Dwelling Unit
Other	See **Attachment 1** for transportation impact fees for other common residential, retail, commercial, and	

This handout is not a substitute for current codes and regulations. Call Development Services at 425-837-3100 for additional information.

Attachment 1: Transportation Impact and Bike & Pedestrian Mitigation Fee Rates *(revised 2023-03-01)*

ITE Category	ITE Code	Unit of Measure	New PM Peak Hour Person Trip Ends	Traffic Impact Fee per Unit	Bicycle and Pedestrian Mitigation Fee per Unit
General Light Industrial	110	1,000 SFGFA	0.96	$6,751.08	$998.79
Industrial Park	130	1,000 SFGFA	0.61	$4,286.40	$634.15
Manufacturing	140	1,000 SFGFA	1.02	$7,179.72	$1,062.20
Mini-Warehouse	151	1,000 SFGFA	0.26	$1,821.72	$269.51
Single-Family Detached Housing	210	Dwelling Units	1.50	$10,608.84	$1,569.53
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.77	$5,458.66	$807.58
Mobile Home Park	240	Dwelling Units	0.70	$4,929.36	$729.28
Senior Adult Housing - Detached	251	Dwelling Units	0.46	$3,214.80	$475.62
Senior Adult Housing - Attached	252	Dwelling Units	0.39	$2,786.16	$412.19
Congregate Care Facility	253	Dwelling Units	0.38	$2,682.71	$396.89
Assisted Living	254	1,000 SFGFA	0.73	$5,143.67	$760.99
Hotel	310	Rooms	2.26	$15,977.59	$2,363.81
Motel	320	Rooms	0.58	$4,072.08	$602.44
Multiplex Movie Theater	445	Movie Screens	20.83	$147,130.59	$21,767.27
Health/Fitness Club	492	1,000 SFGFA	5.31	$37,528.27	$5,552.13
Middle School/Junior High School	522	1,000 SFGFA	1.81	$12,752.03	$1,886.60
High School	530	1,000 SFGFA	3.00	$21,171.37	$3,132.20
Church	560	1,000 SFGFA	1.48	$10,452.53	$1,546.40
Day Care Center	565	1,000 SFGFA	To be determined by TIA.		
Library	590	1,000 SFGFA	12.38	$87,442.50	$12,936.71
Hospital	610	1,000 SFGFA	1.50	$10,619.94	$1,571.17
Nursing Home	620	1,000 SFGFA	0.74	$5,250.99	$776.85
General Office Building	710	1,000 SFGFA	1.86	$13,159.27	$1,946.86
Medical-Dental Office Building	720	1,000 SFGFA	3.98	$28,105.58	$4,158.09
United States Post Office	732	1,000 SFGFA	17.01	$120,126.29	$17,772.12
Office Park	750	1,000 SFGFA	3.33	$23,505.15	$3,477.47
Research and Development Center	760	1,000 SFGFA	0.58	$4,084.11	$604.22
Business Park	770	1,000 SFGFA	0.64	$4,500.72	$665.86
Building Materials and Lumber Store	812	1,000 SFGFA	3.13	$22,074.94	$3,265.89
Variety Store	814	1,000 SFGFA	6.85	$48,376.28	$7,157.04
Free-Standing Discount Store	815	1,000 SFGFA	5.94	$41,974.27	$6,209.90
Hardware/Paint Store	816	1,000 SFGFA	3.03	$21,395.55	$3,165.37
Nursery (Garden Center)	817	1,000 SFGFA	10.53	$74,368.98	$11,002.54

This handout is not a substitute for current codes and regulations. Call Development Services at 425-837-3100 for additional information.

ITE Category	ITE Code	Unit of Measure	New PM Peak Hour Person Trip Ends	Traffic Impact Fee per Unit	Bicycle and Pedestrian Mitigation Fee per Unit
Shopping Center	820	1,000 SFGLA	4.86	$34,314.07	$5,076.61
Automobile Sales (Used)	841	1,000 SFGFA	5.69	$40,184.97	$5,945.17
Automobile Parts Sales	843	1,000 SFGFA	4.25	$29,990.85	$4,437.01
Tire Store	848	1,000 SFGFA	4.33	$30,565.58	$4,522.04
Supermarket	850	1,000 SFGFA	9.45	$66,761.16	$9,877.00
Convenience Market	851	1,000 SFGFA	32.49	$229,466.08	$33,948.43
Discount Supermarket	854	1,000 SFGFA	10.07	$71,134.44	$10,524.01
Discount Club	857	1,000 SFGFA	5.69	$40,174.54	$5,943.64
Home Improvement Superstore	862	1,000 SFGFA	2.31	$16,347.64	$2,418.55
Electronic Superstore	863	1,000 SFGFA	3.88	$27,390.08	$4,052.24
Pharmacy/Drugstore: no Drive Thru	880	1,000 SFGFA	17.79	$125,670.43	$18,592.35
Pharmacy/Drugstore: with Drive Thru	881	1,000 SFGFA	8.01	$56,604.02	$8,374.30
Furniture Store	890	1,000 SFGFA	0.30	$2,142.58	$316.99
Walk-in Bank	911	1,000 SFGFA	16.25	$114,811.22	$16,985.78
Drive-in Bank	912	1,000 SFGFA	20.75	$146,594.49	$21,687.97
Drinking Place	925	1,000 SFGFA	17.23	$121,733.68	$18,009.93
Quality Restaurant	931	1,000 SFGFA	8.00	$56,516.60	$8,361.37
High-Turnover (Sit-Down) Restaurant	932	1,000 SFGFA	6.51	$45,963.09	$6,800.02
Fast-Food Restaurant: no Drive Thru	933	1,000 SFGFA	32.31	$228,204.09	$33,761.72
Fast-Food Restaurant: with Drive Thru	934	1,000 SFGFA	26.67	$188,386.03	$27,870.83
Coffee/Donut Shop: no Drive Thru	936	1,000 SFGFA	55.09	$389,097.70	$57,565.18
Coffee/Donut Shop: with Drive Thru	937	1,000 SFGFA	67.66	$477,933.28	$70,707.99
Quick Lubrication Vehicle Shop	941	1,000 SFGFA	13.20	$93,229.14	$13,792.82
Automobile Parts and Service Center	943	1,000 SFGFA	3.43	$24,218.14	$3,582.96
Gasoline/Service Station	944	Vehicle Fueling Positions	9.77	$69,033.49	$10,213.18
Self-Service Car Wash	947	Wash Stalls	8.40	$59,366.60	$8,783.01

***Source**: ITE, Trip Generation Manual, 10th edition.* ***Abbreviations**: ITE = Institute of Transportation Engineers.*
*This list consists of the most common ITE categories. See Development Services if your category is not listed.
*Impact Fee Rates are based on the current fees in effect at time of building permit issuance.

April 29 2023

RECEIVED
MAY 03 2023
BY: WP

City of Cle Elum

STOP 47 No. who wants to come to our town and ruin it! We do not need them —

Harry Freeland
113 E 2nd St
Cle Elum

Gary and Darcy Hollie

1390 Snowberry Loop

Cle Elum, WA. 98922

garyhollie7@gmail.com

425-223-1081

May 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I know you have seen many of these letters, but instead of creating yet another document, expressing the same data in different words I felt it was best to just use this memo that fully expresses our concerns. I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property. **There is no good reason to turn this into a mini Seattle East...**

Respectfully,

Gary Hollie

Darcy Hollie

Name: Gary Kurtz
Address: P.O. Box 557
So. Cle Elum, WA 98943
Email: gkurtz@windermere.com
Phone: 509-674-8685

Date: 5-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Gary Lohman <mollylohman@icloud.com>
Sent: Thursday, May 4, 2023 7:17 PM
To: Planning
Subject: 47• North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I wonder how many of you live here? You will turn this area into a garbage can in just a few years. Your increase in tax money will out weighed by the crime , drugs and degrading the property values. This looks like Plan to destroy us just like what is happening to our country.
They will put all of the illegals that have come across the border into this low income housing and kill our chance at growing slowly with higher value homes.

Sent from my iPhone

May 29, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street,
Cle Elum, WA 98922

From: Gary R. Sanford
381 Maple Leaf Loop
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposals

First and foremost I am absolutely against the Sun Communities 47° North proposal for the Bullfrog flats property. This opposition extends for both the land rental housing proposal / model and well as RV community:

Land Rental Housing Model

1) Land rental housing models provide the upside to the land developer as they will obviously retain ownership of a scarce commodity - LAND. Price point housing units placed on the land are a depreciating asset that provide no long term increase in value for the home owner (not unlike a car when driven off the lot).
2) Land rental housing models provide income to the land owner and all future asset value increases stay with them as well
3) Land rental housing models do NOT provide the city with property tax values typical to an asset appreciation single family home
4) The City can and MUST stay with development standards contained within Comprehensive Planning documents
5) We all know this area will be built on in the future and as such it is CRITICAL that any planned / future development be held to the standards of accountability for impacts resulting from such, as well as long term community contributions that will need to be added. This includes infrastructure related to City services County services, schools, parks, core downtown improvements to support planned growth. All these service will cost money to set up / build / manage… these costs must be included in the planning and be put in place concurrently with the development – NOT A PROMISE TO DO SO IN THE FUTURE

RV Community

1) A RV park of this magnitude has NO PLACE in today's real world challenges associated with the ongoing turn-over of living units of this nature.
2) This RV park is NOT a recreational resort. It has no amenities on "campus" for the number of spaces proposed. As such recreation activities will further tax existing natural resources – lakes, trails, rivers and services required to manage – Fire / Safety – water and back woods / animal protection / habitat management. Responding to an onslaught of "visitors" will be too late.
3) In light of recent developments of transient RV owners, the City must be prepared for the dark side of such development as will existing homeowners – RV living is NOT the family fun filled event it used to be…everyone MUST open their eyes to the fact that Sun Country will not be able to effectively manage the real world issues such a development will attract – NOR WILL THE CITY OF CLE ELUM
4) The Comp Plan does not support this type of development – NOR SHOULD THE CITY

Services

1) Any / all determined services for any development of this sized MUST be in place concurrent with development… not a promise, not after the development is complete
2) Any / all determined mitigation costs for schools, parks / park land / fire and police improvements and staffing / water and sewer / traffic and road improvements / health services MUST be paid by the DEVELOPER prior to any permitting is approved. Mitigation fees can not be pushed on the homeowner and collected by the City at the time of house / RV slot delivery
3) The City of Cle Elum does NOT need a new city center… it needs to build upon the area and infrastructure that is already here. Again, a development of nature needs to contribute the dollars to revitalize NOT reinvent,

Traffic

1) Any / all future development must accept the responsibility to pay for / install infrastructure concurrent with development – NOT AFTER
2) Traffic is already out of control – today / May 29th the traffic on Bullfrog extended from the Suncadia roundabout to I-90 – fully stopped. (Ref pic below – Fire / Safety could not respond if there was an event). A development of this size will further impact the region and improvements must be in place before development.

.Summary

1) The current planned development is CAN NOT be the future identity / brand for Cle Elum
2) The comp plan is in place to provide reasonable guidance and planning to SUPPORT growth in Cle Elum – FOLLOW IT
3) Growth MUST BE PLANNED not dumped in the laps of the Citizens to figure it out AND pay for after the fact

47 Degrees North is NOT for the good of the people of Cle Elem… not now nor in the future. It will be a burden of extremes. It must not be allowed to be pushed through based on the illusion of future gains. We look to the City to support the people who live here NOT the company / proposal to change what we have here. Growth will come, but it does need to be in keeping with the planned future and support of the citizens.

STOP 47 Degrees North

Gary R Sanford

May 29, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street,
Cle Elum, WA 98922

From: Gary R. Sanford
381 Maple Leaf Loop
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposals

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STOP 47 Degrees North

Gary R Sanford

Name: Gary Stone
Address: 100 Blue Flame Lane
Cle Elum, WA 98922
Email: gstone2910@gmail.com
Phone: 206-683-5999

Date: 6/1/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Virgil Amick

From: Gayla Barton <gaylab83164@gmail.com>
Sent: Tuesday, May 9, 2023 9:02 AM
To: Planning
Subject: No to new development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Cle Elum council members

I am writing this as I'm sure many are to say please do not allow 47 North to ruin our county with this terrible development.
This is not needed here nor is it wanted here.
You have gotten plenty of letters stating all of the scientific and facts about water roads and infrastructure.
Of course I agree with all that that the county cannot handle that many more people and I would imagine what would happen is that 47 North would get what they wanted and then pretty much just move on to the next project and let Cle elum pick up the pieces.
For the life of me I have read everything and can't figure out how this could even be considered.
We have the most beautiful county with forests and rivers and cleanliness etc.
There is already so much regular building going on in so many more people coming over as you've heard over and over again.
I think just with the normal amount of growth that's already happening you will be struggling to keep up with the infrastructure.
As far as a new grocery store I am pretty sure it would also be packed because there would be so many more people using it so that would not solve anything.
I can only imagine the amounts of garbage along the roads and in the forests with more people camping with more noisy razor side by sides.
Talk about ruining the forests.
Can you imagine how much more crowded the lake would be than it already has been! Well actually it would be more crowded everywhere and wouldn't help during the winters either with road maintenance.
You are all on the council representing all the citizens in the county and it's hard for me to understand how any of you would want this project to happen.
There's so many more things to consider but I just want to say that my family and I which there's about 25 of us are a big no to this development. Please don't do this to our county, we are full-time residents and have been here for about 25 years and already the changes are hard to see with the regular growth.
This will ruin our county as we know it forever and this is a decision that should be easily a big no to any of their projects.

Thank you
Gayla Barton
PO box 174
Ronald Wa 98940

Virgil Amick

From: Georganne Smith <georgannemsmith@gmail.com>
Sent: Sunday, May 7, 2023 7:33 PM
To: Planning; Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: "47 Degrees North" concern

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We would like to express our deep concern regarding the proposed 47 Degree North project. It is hard to imagine that there would be consideration of a project as extensive and intrusive such as the 47 Deg. North project.
It adds several dangerous scenarios to our current area. Traffic would be overwhelming and emergency exiting next to impossible. All kinds of travel vehicles will gridlock Bullfrog Rd. Lifestyle change would bring in increased crime and possible homelessness. Greater Police and fire protection would be needed and medical emergency services would be decreased.
Sun will still have the freedom to develop where already proposed and accepted. 47North is a major deviation from the original plan. Please do not approve this plan!

Wayne and GEORGANNE Smith
891 Kokanee Loop
Cle Elum, 97922

Virgil Amick

From: G McKeefry <gmckeefry@gmail.com>
Sent: Wednesday, May 3, 2023 2:53 PM
To: Planning
Subject: 47 Degrees North project - citizen feedback
Attachments: George_McKeefry.docx

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum
Attn: Planning Department/47 Degrees North
119 West First Street
Cle Elum Wa 98922

Email; Planning@cleelum.gov

RE: 47 Degrees North

Dear Sir / Madam;

I am a resident of Cle Elum. I am currently employed as the middle school basketball coach and I also work at the Suncadia golf course. I am highly concerned about the 47 Degree north project and its negative impact on the community.

The 47 Degrees North project is behemoth that will destroy this area. 47 Degrees North project is **REIT** (Real Estate Investment Trust) that is not interested in investing in our neighborhood. A **REIT is required to pay 90% of its profits to the shareholders to keep its tax-free corporate status**. Their priority is required to be its shareholders and not the citizens of its development or surrounding community. The shareholders of Sun Communities (SUI – NYSE) are comprised of the top institutional investment firms. The top two institution shareholders own 23% of the shares of SUI as 12/31/2022 – Vanguard (14%) & Blackrock (9%).

A real estate investment trust (REIT) is a company that owns, operates, or finances income-generating real estate. Modeled after mutual funds, REITs pool the capital of numerous investors. This makes it possible for individual investors to earn dividends from real estate investments—without having to buy, manage, or finance any properties themselves. By law and IRS regulation, REITs must pay out 90% or more of their taxable

profits (to shareholders in the form of dividends. As a result, REIT companies are often exempt from most corporate income tax. Shareholders of REITs who receive dividends are taxed as if they are ordinary dividends.

SUI is America's leading owner/operator of manufactured housing (MH) , recreational vehicle (RV) parks and marinas.

SUI revenue for the twelve months ending December 31, 2022, was **$3 Billion**, a 31% increase year-over-year. One day of SUI revenue equals the annual budget of Cle Elum.

Market Capitalization **$18 Billion**.

Debt As of March 31, 2023, the Company had **$7.5 billion** in debt outstanding with a weighted average interest rate of 3.9% and a weighted average maturity of 7.4 years.

As of December 31, 2022, owned, operated, or had an interest in a portfolio of 669 developed properties comprising over 179,700 developed sites and approximately 47,800 wet slips and dry storge spaces in the US (39 states), UK and Canada.

Existing portfolio 352 MH communities, 179 RV parks and 131 marinas.

Development pipeline 9,000 MH sites, 7,000 RV sites

CEO Gary Schiffman -his estimated Net Worth is at least $173 Million dollars as of 16 August 2021. Mr. Shiffman owns over 362,903 units of Sun Communities stock worth over $121,715,751 and over the last 19 years he sold SUI stock worth over $42,994,704. In addition, he makes $7,969,260 as Chairman of the Board at Sun Communities.

There are an awful number of negative reviews from many website and legal issues that seem to occur their properties. Sun Communities Review: Harassment and unfair treatment - ComplaintsBoard.com

Please reject this proposal.

Thank you for reading my email.

Sincerely,

George McKeefry

320 Spragger Way, Cle Elum, WA 98922

425.749.1709 gmckeefry@gmail.com

Name: George and Carrie Menzel

Address: 111 E2nd St, Cle Elum 98922 and 31 Four Wheel Drive, Cle Elum 98922

Email: georgemenzel@msn.com

Phone: 425-280-6268

Date: May 8, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

6/12/23

Gerald Brozovich
411 E 1st St
Cle Elum, WA 98922-1255

to The Cle Elum Planning Department

In Regard To The 47 Degree North development

It would Be a very Big mistake To Let This 47 Degree Nort Be Built

It would Completely ruin The whole UpperCounty, Cle Elum and Roslyn would Be Hurt The Most.

If you want to Have Another mess like Mountain Riders Trails With Run down Trailer and Junk all over To Place, That want you will end up With If you let This Development Be Built.

Please Stop This 47 Degree North Now Before it gets Started

There is already Enough People moving to The Area as it is Dont Need A mess like 47 Degree North

Very Concerned Citizen
Gerald Brozovich

Name: GERALDINE R. HAUGEN
Address: 720 A E. 3rd ST
CLE ELUM
Email: haugen.deane@yahoo.com
Phone: 425.444.5853

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Geraldine R Haugen

Signature

Mayor Jay McGowan
119 West First St
Cle Elum, WA 98922

May 2, 2023

Mr Mayor,

I am a senior citizen of Cle Elum and strongly protest the "addition" of Sun communities (47 Degrees North) on Bullfrog flat.

47 Degrees is a private community, and not part of our community, our lifestyle, and the planned growth of Cle Elum. It is a private community excluding additional businesses and the Cle Elum community from any advantages - although I see NO advantages. It should never have been considered from the beginning of this fiasco.

Our city and the surrounding area CANNOT survive an onslaught of doubling the size of our community, road and traffic issues, water, sewer, and garbage services. This is a foreign corporation that will not be paying the taxes required to meet the increase of fire, police, schools, and groceries. Safeway cannot handle the current local and week-end customers now!

I have done research on the internet and have found NOTHING POSITIVE in regards to other Sun Communities. They are not known for maintenance of their properties; it is not affordable housing when a buyer never owns the property. Families cannot even come in to support the elderly in times of extended illness! The camp sites for trailers, motorhomes, and tents have NO time limit on them and will end up allowing homeless, drug using groups, illegals, a party time and crime society to rent that site.

You, as representatives of our community, ***do not have the best interests of the community in your decisions***. You, as Cle Elum officials are signing a death certificate for all of us that live in Cle Elum, Roslyn, and Ronald – in the form of taxes, services, traffic, and even the ability to evacuate.

STOP 47 DEGREES DEVELOPMENT NOW!

Geraldine Haugen
720A E 3rd St
Cle Elum, WA

Name: __Gerry Lloyd_____ Date: 5/11/2023_____

Address: __271 Quail Drive_____

__Cle Elum, WA 998922_____

Email: __gerrylloyd70@gmail.com_____

Phone: __509-607-9470_____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Respectfully,

__Gerry Lloyd_____
Signature

Virgil Amick

From: Gina Galbawy <galbawy@yahoo.com>
Sent: Sunday, May 7, 2023 8:45 AM
To: Planning
Subject: Bad deal for our town 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sent from my Below I'm posting excerpts from my 47°N comment letter to Cle Elum. It's lightly edited from its original form to take out some technical detail and make it a bit shorter for Facebook.

Subject: 47 Degrees North Major Amendment, SEPA and Development Agreement - Traffic Comments

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment, SEPA and Development Agreement

Thank you for the opportunity to provide my comments on the Sun Communities 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. This email contains my comments on traffic only. Future emails will address other aspects of the application.

Comments on the SEIS/Addendum Traffic Analysis

The SEPA Traffic analysis has a number of major flaws which result in significantly understating the amount of congestion on the city and county road system both with and without 47 Degree North. These flaws significantly overestimate the road capacity that's available for 47 Degrees North traffic. SEPA should not be closed until the traffic analysis is corrected.

Specifically:

1. The 47°N traffic study doesn't include the full buildout traffic of major developments already approved, vested and in the pipeline (Suncadia, City Heights and Ronald PUD/Hotel). Because Sun assumed such a short buildout period for 47 Degrees North (5 years), the project is essentially trying to "cut the line" by getting its traffic in the road system before other approved major developments are completed. 47 Degrees North is essentially proposing to use up road capacity that is already allocated to others. Full buildout of approved, but not yet completed, developments cannot be ignored. They have legal vested rights to complete their projects and add their traffic. 47°N traffic will be added to that, not replace it.

The significance of this error is that if all the traffic from approved developments is included we are likely to find that the city and UKC road systems are already significantly beyond their max capacity and there is little or no capacity for 47 Degrees North without massive investments in infrastructure that will take many years to complete.

2. The Addendum traffic study ignores peak summer weekends (Friday evening through Sunday evening) for mitigation purposes.

Roughly half of 47 Degrees North is an RV resort, a business that will operate at maximum capacity on summer weekends, and the other half is a manufactured home community assumed to have a high percentage of 2nd homes that will be weekend getaways or short-term weekend rentals, again, operating at maximum capacity on summer weekends. Sun's business plan will clearly be to maximize summer weekend occupancy. Yet the traffic report uses weekday evenings as the basis for mitigation.

This is a flawed assumption for assessing impacts. We who live here know the traffic patterns; our businesses and emergency responders know the patterns. On summer weekends our UKC streets are packed and on weekday evenings the streets are largely empty. Irrespective of any comp plan policy, best practices for traffic studies require that mitigations be applied to the impacts of a project whenever that might be. Sun should be required to mitigate its full impacts... which are on weekends.

3. It does not appear that Large RV's and travel trailers (oversize vehicles) are fully accounted for in the traffic analysis. It appears they were counted as if they were trips from a typical passenger car. Standard traffic analysis protocol is that oversize vehicles count as more than one passenger vehicle trip because they occupy more space (and time) on the roadway. Given that Sun's RV resort will introduce a very large number of oversize vehicles, improperly accounting for them significantly understates the real impacts from the project.

4. The traffic analysis didn't study the need for road widening on Bullfrog Rd or SR 903 (i.e. a corridor study). The study only looked at intersections. With the large amount of traffic added by 47 Degrees North onto Bullfrog Rd and SR 903, together with the large amount of traffic already drawn to these roads by the school campus, Suncadia, future City Heights access, transfer station etc., it is essential to analyze whether these roadway corridors will be over capacity and will need to be widened or lanes added. The fact that this wasn't studied is a major oversight.

5. The traffic analysis of the I-90 Exit 80 ramps is flawed because it does not reflect the gridlock effects from the freeway during peak summer weekend periods. We who live here know that on peak summer weekends traffic backs up past the weigh station onto Bullfrog Rd. often past the Tumble Creek entrance. And that's before adding the additional background from Suncadia, City Heights and other major projects vested and in the pipeline.

During peak summer periods no mitigation at the ramps can be effective until if/when the freeway itself is fixed. Adding the 47 Degree North traffic will simply make peak backups worse, perhaps extending all the way to the Suncadia Trail main entrance or further.

6. There is no analysis of cut through or bypass traffic when the freeway is in gridlock condition. We who live here know that on peak summer weekends significant bypass traffic occurs on Cle Elum 1st and 2nd Streets, SR 903 and Bullfrog Rd. How will the proposed 47 Degrees North collector arterial (connecting SR 903 to Bullfrog Rd.) function during bypass events and how will this affect queues and backups at exit 80?

7. The studies didn't analyze the impact of major congestion on the ability of our emergency responders and law enforcement to respond to accidents and emergencies, nor the impact of congestion on wildfire evacuation. We who live here know that emergency vehicle access is currently a major issue and it can only be expected to worsen. The fact that this wasn't studied is a major oversight. The city committed to looking at emergency evacuation during scoping.

Conclusion - The 47 Degree North traffic analysis doesn't accurately report traffic from 47°N. It significantly understates congestion on the city and UKC road network both with and without 47 Degrees North and so it is flawed. No further action should be taken until the Addendum traffic analysis is corrected.

Comments on the Draft Development Agreement

Until the SEPA traffic analysis is updated to correctly reflect expected congestion and impacts no action should be taken on the development agreement because it will be based on flawed data. However, since the Draft agreement is a part of the application materials, I provide my initial comments on the Exhibit D - 47 North Transportation Impact Mitigation Plan.

When reviewing the agreement, I ask the city to think about recent experiences with the City Heights Development Agreement. Many provisions in Development Agreements may seem simple and benign at first but carry interpretations that have impacts far beyond original intents and understandings. Yet they obligate the city to accept responsibilities, costs and risks regardless of the passage of time. The 47 Degree North Development Agreement carries far more significant risks and potential costs for the city than any previous development agreement.

I also ask the city to think about recent experiences on the 1st Street Downtown Revitalization Project, the difficulties and uncertainties of securing funding, the length of time to completion, the uncertainty of cost estimates and unforeseen circumstances that arise. 1st Street is just one project, albeit a very large (and important) one. The 47 Degrees North agreement as written would obligate the City to build 14 or more intersection projects and potential road corridor widening of uncertain scope and cost with little help from Sun Communities.

This draft Development Agreement is clearly very "developer friendly", and a very unfair deal for the city. In many, if not most, jurisdictions in Washington, 47 Degrees North would be a non-starter, and rejected on its face because it doesn't meet concurrency requirements.

Concurrency is a state law which says if roadways are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool and allowing Sun Communities to add more traffic to roads already over capacity.

Even under the current traffic analysis in the Addendum (which understates traffic) much of the city's and UKC's primary road systems will be at failure (gridlock) by 2031 during peak periods, even without 47 Degrees North. When the traffic analysis is updated to include the correct background traffic from Suncadia and City Heights it's likely the entire system will be at failure (gridlock) by 2031. The fact is, there is simply no excess road capacity available for 47 Degrees North in the current system. All available capacity has been used up and/or allocated to the other large developments the city and the county have approved.

The road improvements that would be needed to add capacity for 47 Degrees North are massive and system wide. Just looking at intersections in the current traffic study, it shows about 14 intersections in the city and UKC that need to be upgraded. And the traffic report significantly understates what's needed

because it only looked at intersections, not at corridors. When corridors are included in the updated traffic analysis it's likely that the total cost to upgrade the road system could easily be well more than $20 million.

With the city facing massive costs for road system expansion, Sun proposes the city allow them to add all of the 47 Degrees North traffic onto the already gridlocked failing road system in exchange for a fee of just $1.0 million and a "loan" of $3.6 million which has to be paid back under uncertain terms (but it definitely has to be paid back). Sun would have no responsibility to make any offsite road improvements anywhere. Simply pay the fee and go. All the responsibility would be passed to the city and UKC taxpayers.

This development agreement as written is a recipe for years of gridlock because most of the road system won't be upgraded for decades because every single intersection and roadway will have to wait on city (or county) funding, band width, priorities and grant availability. The city knows well how grant funding cycles operate, they are lengthy and uncertain and never yield as much as is needed. And as the years go on the cost of road improvements will continue to rise (they always do) but with this agreement Sun's responsibility won't rise. It will be capped.

My specific comments on the development agreement are:

1. The Recitals (A. thru E.) require the city to accept the results of the flawed traffic analysis. If the DA is signed as written the city will have no future legal recourse to contest the inaccurate traffic studies.

2. The agreement should include a "concurrency plan" which restricts the pace of development to actual available capacity in the road system. Mitigation occurs when a project is built, not when a fee is paid. The developer should not be allowed to pay a small fee and add traffic to already failing roads.

Section 3 of the DA contains a clause that appears to exempt 47 Degrees North from WA state concurrency law. This clause should be removed, no development should be allowed to add traffic to already failing roads.

3. The developer's estimates of project costs are very very preliminary and understate the true cost of what it will actually take to build projects. None of the road system improvements in the study are on any CIP/TIP list; there are no preliminary design plans, surveys, or engineering cost estimates; there are no studies of utility relocations, soils conditions or ROW acquisition; no studies of number of lanes, lane lengths, impacts on adjacent properties.

The developers' "estimates" are described in their application material as "notional"....in other words, not based on any site-specific real-world data. As the agreement is currently written the city will be accepting responsibility for a huge black box of unknown scope, cost or schedule and inevitable cost overruns.

5. As the agreement is currently written, the city would be accepting a fee for improvements to County and WSDOT facilities (Bullfrog Rd and I-90 ramps). Without an Interlocal Agreement the city cannot accept payments or responsibility for improving County and/or WSDOT facilities. But even if the city could, it's not in the city's interest to take responsibility for other jurisdictions. It should be the developer's sole responsibility to negotiate mitigation with the county and WSDOT and any agreements reached with them should be incorporated into this development agreement.

Request

I respectfully request that the city halt this process and require that the traffic studies be redone to correct the serious flaws that have been identified, and that the city review its options under concurrency law and not spinning traffic and risk onto the city and UKC taxpayers.

Thanks for the opportunity to make these comments. I will be commenting on other aspects of the 47 Degree North project prior to the conclusion of the public comment period.

Virgil Amick

From: Gina Galbawy <galbawy@yahoo.com>
Sent: Friday, April 28, 2023 3:45 PM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We are another Cle Elum family against this particular growth plan. We like seeing growth in our town but this is not the project. Sun Communities have a very undesirable track record and we love this town too much to see it ruined by these thieves.

Mr & Mrs Mark Galbawy
111 W 3rd Street
Cle Elum
Sent from my iPhone

Name: Gochagon Vechabut Date: 5/14/2023

Address: 230 Goat Creek Lane

Email: Gochagontoday@Hotmail.com

Phone: 206 565-9946

RECEIVED
JUN 21 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Virgil Amick

From: Grace Berard <graceberard@gmail.com>
Sent: Monday, June 26, 2023 4:52 PM
To: Planning
Subject: To the City of Cle Elum: Mayor, City Council Members, and Planning Department Re: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Grace Berard
111 5th st
Roslyn wa 98941

Name: Greg Gohsman Date: 6-25-2023

Address: 2131 Lower Peoh PTRd
Cle Elum WA 98922

Email: gohsmangreg@yahoo.com

Phone: 509-306-9886

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: GREG SCHATZLEIN <gregschatzlein@comcast.net>
Sent: Thursday, May 4, 2023 1:45 PM
To: Planning; jmmcgowen@cleelum.gov; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Re: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Greg Schatzlein

Address: 1781 Larkspur Loop

Cle Elum, WA 98922

Email: gregschatzlein@comcast.net

Phone: 425-443-6833

Date: 5/4/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer. I

don't appreciate continuing seeing increased taxes for this development over the next 10 years. The submission my Sun Communities doesn't come anywhere close to covering the costs its residents will cause.

- This potential development is not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, I ask the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

I would really appreciate hearing or having a dialog with you about what you feel is in this project for the city. I personally don't see the benefits however, you may have a different opinion. I would love to see meetings set up where you are able to express both benefits and downsides to be considered.

Respectfully,

Greg Schatzlein

Name: Gretchen Kim

Address: 222 259th PL NE

Sammamish, WA 98074

Email: gretchentimmons@gmail.com

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Gretchen Pitts Date: June 1 - 2023

Address: 580 Spraggen Way
Cle Elum WA 98922

Email: Pittsgretchen@yahoo.com

Phone: 2068172346

RECEIVED
JUN 01 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
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Respectfully,

Gretchen D Pitts

Signature

This project will destroy the wonderful feeling of community - and small town atmosphere of caring for others missing in so many towns

Virgil Amick

From: Guy Drew <crowcreekflyfishing@gmail.com>
Sent: Wednesday, May 3, 2023 10:15 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Honorable City Council members,
I am aware that you have heard it all by now. I am hopeful that standing up for our community and the desires of its citizens is paramount to you. But I find myself needing to implore you to reject this project. Do not let this be the legacy you leave behind. A mess for future generations to try to navigate their way around. Let's Be that David against Goliath and make headlines for standing up for our small town way of life. I for one would rather go down in a fight against the behemoth than capitulate. Your people have spoken. You are our representatives. Your business interests should not be put above the majority decision. Please remember that.
Sincerely
Guy and Marlene Drew

Sent from my iPhone

Guy Douglas and Sandra L. Malcolm
PO Box 472
Cle Elum, WA 98922

City of Cle Elum
Mayor Jay McGowan
119 West First Street
Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

We are writing to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, existing city taxpayers will be required to subsidize Sun Communities' development and taxes will go up.

- Sun Communities' 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- It is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- It would be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with the city's current rules, regulations, and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, not just as a private resort/manufactured home community/retail center.

For all these reasons, and others, We implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sandra L Malcolm and Guy Douglas Malcolm

cc: City Council members
Planning Department,

Virgil Amick

From: Hannah Swee <hannahswee@gmail.com>
Sent: Sunday, June 4, 2023 9:04 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Hannah Swee

Date: 6/4/23

Address: PO Box 398, Cle Elum, WA 98922

Email: hannahswee@gmail.com

Phone: 507.358.3467

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Hannah Swee

Virgil Amick

From: H. H. Bernhardt <hhbernhardt@hotmail.com>
Sent: Wednesday, May 31, 2023 10:51 AM
To: Planning
Subject: Stop 47Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We are opposed to the 47Degrees North development for all the reasons that have been pointed out to the Planning Department and the City Council already:
--Water and Sewer
Significant issues relating to Water and Sewer as explained by Tom Hastings --Traffic
Tom Uren, Larrey Stauffer and many others have provided various reasons leading to the inescapable conclusion that the roads serving Cle Elum and the neighboring communities are incapable of handling the added traffic that would result if this project is approved.
--Public Safety
The First Responders do not have the manpower and resources to respond in the event of a major disaster such as a fire as explained by the Kittitas County Sherriff, the Kittitas County Commissioners, the Mayor of Roslyn and many others.

For these reasons and the many others that have been presented, we join the overwhelming sentiment of the citizens of Cle Elum and the surrounding communities in asking that you deny the 47Degrees North proposal.

Respectfully submitted,
Harry and Ruth Bernhardt
60 Lily Court
Cle Elum, WA
(This is our our permanent residence)

Name: Heather Stephen-Selby

Date: 6/26/23

Address: 360 Snowberry Loop
Cle Elum, WA 98922

Email: heather.selby@comcast.net

Phone: 206-979-1392

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Herng Liu <herngliu@hotmail.com>

Sent: Friday, May 26, 2023 11:13 AM
To: Planning
Cc: HERNG LIU
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. I owned a property in Suncadia.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Herng Liu

Virgil Amick

From: Hilary Shemanski <hilaryshemanski@hotmail.com>
Sent: Monday, May 8, 2023 3:15 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to voice my strong opposition to the 47 Degrees North project that is planned for the Bull Frog Flats area.

As a homeowner, small business owner, mom and citizen of the area I have lost sleep thinking about what approval of this massive development would do to our area.

This project does not fit. If the plan was 1/10th the anticipated size it would not fit into our community. We already face incredible traffic issues on the weekends. If the housing does turn out to be mostly transient, we will face constant weekend gridlock.

We do not have the infrastructure for this. Roslyn would be decimated by weekenders; the lake would be overrun. I can only picture a scene of locusts coming through and annihilating the good of our UKC that we love. We do not even have the groceries to handle the citizens that are already here and we are cleaned out by weekenders to the point that our store is out of major items like milk and cheese when we try to shop. This just does not fit.

If the homes do not all end up being transient, I don't see forethought into education/schooling?

If this project is approved I can only vision a future in which we will have to leave this community that we love.

Please do not ruin everything wonderful about our area with one stroke of a key. Certainly it would be a career ender for anyone involved in its approval.

Thank you, for your thoughtful consideration,

Hilary Shemanski
UKC Resident
hilaryshemanski@hotmail.com

201 N. B Street, Rolsyn

Virgil Amick

From: Hunter James <hvjames711@gmail.com>
Sent: Tuesday, June 20, 2023 7:35 AM
To: Planning
Cc: Beth Williams; John Glondo; Jay McGowan; Ken Ratliff; Matthew Lundh; Siw Bay-Hansen; Steven Harper; Sarah Lackey
Subject: 47 degrees north proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to inform the city and board members of my (and many many others in the community) very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Hunter James

305 E 3rd st.

Name: Hunter Miller Date: 5-12-23

Address: 406 N Columbia Ave Cle elum, WA 98922

Email: HOMillersales@gmail.com Phone: 206-434-9791

To: City of Cle Elum - Mayor, City Council members,
Attention: Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Hunter Miller

Signature

Cle Elum Mayor McGowan & Cle Elum City Council

6/1/23

Ingrid Vimont
291 Nelson Creek Road
Cle Elum, WA 98922

Subject: **DENIAL OF THE MAJOR MODIFICATIONS OF THE 47* NORTH APPLICATION—Please do not put profits ahead of lives! Please enter my comments into public record.**

I am a concerned citizen who has lived and owned property in the Cle Elum area for 20 years. I lost a home to the Taylor Bridge Fire, which has intensified my commitment and involvement in helping to build a better future for the design of our community.

Suggestion:
Create an integrated, safe, healthy Upper Kittitas County for Bullfrog Flats (AKA: Sun Communities) and future developments in the Cle Elum UGA.

Recommendation: It's critical to have coordinated community planning that can help us avoid another serious tragedy.

- ❑ Planning Coordination to design and insure a healthy safe community. We need a:
  - Regional planning council—elected to serve the community for current and future generations specific to:
    - ▶ Road systems—multiple evacuation routes vs. DEAD END ROADS & DEVELOPMENTS
    - ▶ Fire services—enough equipment & infrastructure and staff to support population growth
    - ▶ EMS—enough equipment and staff to support population growth
    - ▶ Emergency evacuation plan-- WHAT IS OUT EMERGENCY EVACUATION PLAN FOR UPPER KITTITAS COUNTY? We do not have a formal or informal plan in place as of 2023.

Valuable Lessons Learned from: Paradise California "Camp Fire" 2018

- ❑ How Paradise leadership ignored warnings and became a deathtrap: Paradise Fire: Warnings and predictions ignored
- ❑ ***A Los Angeles Times investigation found that Paradise ignored repeated warnings of the risk its residents faced, crafted no plan to evacuate the area all at once, entrusted public alerts to a system vulnerable to fire, and did not sound citywide orders to evacuate.***
- ❑ In the aftermath of the Camp fire — 86 dead, more than 13,900 homes destroyed, and Paradise decimated — local and state officials said the tragedy was unforeseen and unavoidable, an "unprecedented" monster of fire.

Paradise "Camp Fire" was predicted by early planners but ultimately allowed by aggressive developers

- ❑ Paradise mobile home park post Camp Fire 2018 video
  - ❑ ***The 2005 CA state fire management plan for the ridge, developed in consultation with some of those same Paradise planners:*** "Heavy fuel loads, steep terrain, poor access and light flashy fuels create severe fire hazards. The increased population in this area creates a high potential for catastrophic life and property loss."

Coordinated Planning could have prevented Paradise tragedy:

- ❑ Developers started with what had been gold mine trails and then apple orchard roads to pave a street system that **maximized buildable space** to maximize profit—not safety!
- ❑ In the aftermath of the Camp fire — 86 dead, more than 13,900 homes destroyed, and Paradise decimated — local and state officials said the tragedy was unforeseen and unavoidable, an "unprecedented" monster of fire.
- ❑ In truth, the destruction was utterly ***predictable***, and the community's struggles to deal with the fire were the result of lessons ***forgotten*** and warnings ***ignored***.

Summary: Forest Fire is an Impending Threat for Cle Elum, and we can avoid the same tragedy if we plan to avoid it!

Solution to minimize risk:

- ❑ Coordinate planning that utilized all lessons learned from similar "at risk" towns that includes:
- ❑ Controlled growth planning through the development of:
- ❑ Infrastructure planning to support coordinated grow:
    - Fire services
    - Forest management
    - EMS
    - Roads/Evacuation routes with no dead-ends
- ❑ Effectively manage new community development that meets needs of the Cle Elum area residents.

Your vote on any new applications must ensure that there is no reduction in the level of service. The 47* North Major Modification will reduce levels of service for roads, fire, EMS, police, schools, water, and sewer. The infrastructure of Cle Elum is already on the verge of collapse due to the explosive growth over the past 3 years.

I respectfully ask you to deny THE MAJOR MODIFICATIONS OF THE 47* NORTH APPLICATION. It is your responsibility, opportunity, and duty to protect our community and listen to the constituents.

Sincerely,

Ingrid Vimont

Cle Elum Mayor McGowan & Cle Elum City Council

6/10/23

Ingrid Vimont
291 Nelson Creek Road
Cle Elum, WA 98922

Subject: **DENIAL OF THE MAJOR MODIFICATIONS OF THE 47* NORTH APPLICATION Please enter my comments into public record.**

Sun Communities proposed major changes to the 47* North Master Site Plan:

- 673 manufactured housing units
- the development of an RV resort which would accommodate up to 661 recreational vehicles
- dedication of 7.5 acres to the City of Cle Elum for the construction of affordable housing units
- 530-acres of open space
- a 26-acre business park to retained by Suncadia
- neighborhood parks and trails to be maintained by Sun Communities
- the construction of an amenity center
- an allocation of 10 acres for the expansion of the Cle Elum Cemetery

Revised-47-North-SEIS-Addendum-3.9.23 Page 34

https://cityofcleelum.com/wp-content/uploads/2023/03/Revised-47-North-SEIS-Addendum-3.9.23-Full-Document.pdf

If you read nothing else is the Revised 47 North SEIS Addendum, please read this AND DENY THE MAJOR MODIFICAITONS APPLICATION THAT WILL DESTROY OUR COMMUNITY.
Every requested change from Sun Communities on the 47 Degrees North SEIS Addendum are **detrimental** to our community.

Fiscal Condition

No new, significant or materially different fiscal impacts would occur from the Revised Proposal and no additional mitigation measures are recommended.

The mitigation measure identified below is updated to provide additional considerations relating to fiscal monitoring; monitoring was recommended in the Final SEIS and would similarly apply to the Revised Proposal.

Citizen Request to the City Of Cle Elum

I request that the City deny the proposed major amendment and retain the existing approval.

If the City of Cle Elum determines to move forward with this project, I request that the City of Cle Elum:

- Hire a full-time, experienced land-use and master planned community lawyer to represent the City of Cle Elum and protect our interests and who resides in our community.
- Condition the project in a strong legally enforceable way so that there are **NO** financial impacts to existing upper county residents; so that higher taxes aren't needed; so, the residents of the upper county aren't required to subsidize a private business venture.
- Provide legal mechanisms so the Sun Communities project pays for all special district (non-city) financial Impacts and funding shortfalls (roads, fire, police, EMS, schools, waste, transportation).
- Infrastructure and concurrency – Condition the project so that infrastructure is built when it's needed and not after the project is built out and the developer is finished with little or no incentive to participate.
- Require that Sun Communities is responsible for funding/constructing any infrastructure needed to support it, or if the city were to accept some, or all, of the responsibility ("% share" method), the project should be required to be put on hold until the city builds infrastructure to support the current population and the require the financial mitigation to build all infrastructure needed in perpetuity for the all phases of 47* North (concurrency).
- Condition the project with a concurrency agreement/phasing plan so that development is only allowed to proceed in phases as infrastructure is fully funded/constructed.
- The study of impacts for this project is largely based on modeling and assumptions from other regions which may not be accurate for this development in our unique location. The progress of the project should be tied to a monitoring plan as part of concurrency. No model is 100% accurate. The future impact(s), not addressed in the study assumed by the "models", must require ongoing mitigation (more funding) in all future phases (and in perpetuity) to make up for shortfalls.
- No taxpayer money should ever be used to support this project.

    - Draft SEIS, Appendix K, Page 45, ECONorthwest Memo 9/9/20: to meet shortfalls…"….*Consistent with typical municipal budgeting practices, the city could impose new taxes or fees to balance its budget or seek to change levels of public services to meet available revenues, or a combination of both approaches*….."

Sincerely,

Ingrid Vimont

206-484-3812

References: Revised-47-North-SEIS-Addendum-3.9.23

https://cityofcleelum.com/wp-content/uploads/2023/03/Revised-47-North-SEIS-Addendum-3.9.23-Full-Document.pdf

Utilities

Required Mitigation Measures

Solid Waste

- ~~The Applicant would contribute a pro-rata share to construct improvements to the solid waste transfer station, consistent with the Kittitas County Solid Waste Management Plan (SWMP) Amendment for the Trendwest (now New Suncadia) Master Plan Resort and UGA (November 2000). The Applicant would handle all construction debris, separate re-cyclable materials, and otherwise handle all of its solid waste and household hazardous waste consistent with the requirement for such handling in the Kittitas SWMP. The same requirements would apply to the adjacent commercial development property, based on pro-rata share.~~ Kittitas County Solid Waste will be consulted to determine the basis for any mitigation requirement and whether the 47° North development is responsible to mitigate impacts, and for its proportional contribution to improvements to the Cle Elum Transfer Station and the Ryegrass Landfill. Kittitas County supports its solid waste program through tipping fees (91%) and grants; project-based mitigation may not be applicable.

Fiscal Condition

No new, significant or materially different fiscal impacts would occur from the Revised Proposal and no additional mitigation measures are recommended.

The mitigation measure identified below is updated to provide additional considerations relating to fiscal monitoring; monitoring was recommended in the Final SEIS and would similarly apply to the Revised Proposal.

City of Cle Elum

- The fiscal monitoring consultant will need the following information to assure that all taxes due to the city are properly reported and collected:
  - **Property Taxes**. The consultant will need information from the county assessor that detail new construction value and assessed value for all 47° North tax parcels.
  - **Sales Taxes.** The city will have to work with the Washington State Department of Revenue to request individual tax reports for businesses and households. If these data are not available to the fiscal monitoring consultant due to data privacy restrictions, the consultant will have to work with publicly available retail sales data to apportion city receipts to 47° North.
  - **Utility Taxes.** Due to the mix of utility providers, the consultant will have to work with publicly available utility tax data to apportion city receipts to 47° North.
  - **Real Estate Excise Taxes.** The consultant will need information from the county assessor to summarize real estate transactions within 47° North.

Other Service Purveyors

- The Applicant should, and has committed to, pursue mitigation agreements with the affected service providers to address fiscal impacts, if any, resulting from increased service demands attributable to the Revised Proposal.

Virgil Amick

From: Ingrid Vimont <email4ingrid@yahoo.com>
Sent: Sunday, May 7, 2023 11:36 AM
To: Jay McGowan; Sarah Lackey; Steven Harper; Matthew Lundh; Kathi Swanson; Siw Bay-Hansen; John Glondo; Planning
Subject: ● STOP ● 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

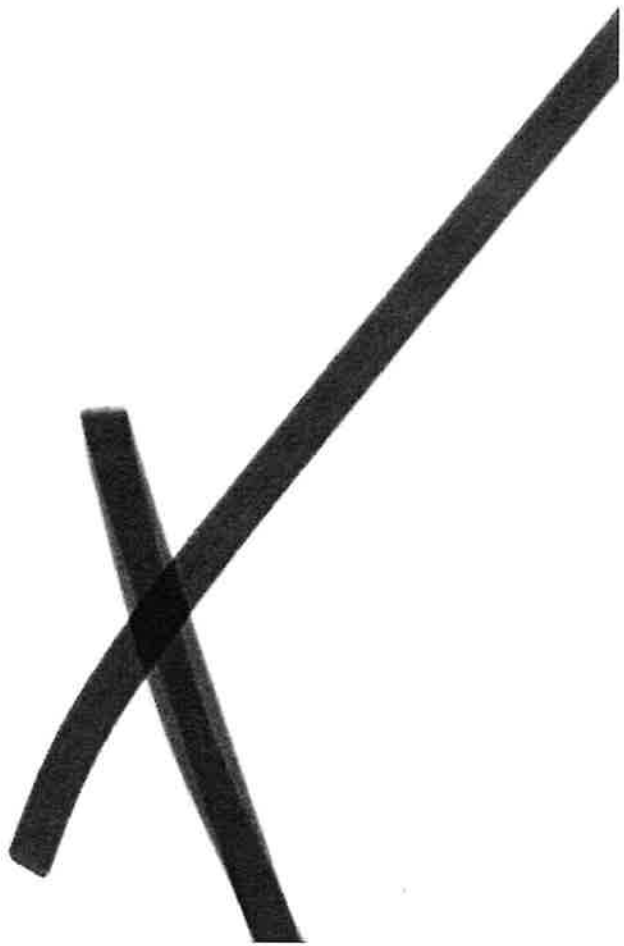
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,



Signature

Thank you,
Ingrid

Virgil Amick

From: Ingrid Vimont <email4ingrid@yahoo.com>
Sent: Sunday, May 7, 2023 11:50 AM
To: James Carmody; Alexandra Cle Elum attorney; John Glondo; Sarah Lackey; Matthew Lundh; Steven Harper; Planning
Subject: ● 47 Degrees North Major Amendment comments

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Looping you in to my public comments below.

Thank you,
Ingrid

Begin forwarded message:

> **From:** Ingrid Vimont <email4ingrid@yahoo.com>
> **Date:** May 7, 2023 at 10:15:45 AM PDT
> **To:** Kathi Swanson <kswanson@cleelum.gov>, gberndt@cleelum.gov
> **Cc:** mcgowan@cleelum.gov
> **Subject: 47 Degrees North Major Amendment comments**
>
> Please copy to the following:
>
> mcgowan@cleelum.gov
> romans@cleelum.gov; kswanson@cleelum.gov; gdohrn@cleelum.gov ; Alexandra@kenyondisend.com; terry@nkctribune.com; gberndt@cleelum.gov; mfluegge@cleelum.gov; etorrey@cleelum.gov; cbrissey@cleelum.gov; pkantwill@cleelum.gov; vamick@cleelum.gov; isteele@cleelum.gov; jglondo@cleelum.gov; kratliff@cleelum.gov; bwilliams@cleelum.gov; sbayhansen@cleelum.gov; sharper@cleelum.gov; mlundh@cleelum.gov; slackey@cleelum.com
>
> City of Cle Elum - Mayor, City Council members, Planning Department,
>
> Re: 47 Degrees North Major Amendment, SEPA and Development Agreement

Thank you for the opportunity to provide my comments on the Sun Communities 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. This email contains my comments on traffic only. Future emails will address other aspects of the application.

Comments on the SEIS/Addendum Traffic Analysis

The SEPA Traffic analysis has a number of major flaws which result in significantly understating the amount of congestion on the city and county road system both with and without 47 Degree North. These flaws significantly overestimate the road capacity that's available for 47 Degrees North traffic. SEPA should not be closed until the traffic analysis is corrected.

Specifically:

1. The 47°N traffic study doesn't include the full buildout traffic of major developments already approved, vested and in the pipeline (Suncadia, City Heights and Ronald PUD/Hotel). Because Sun assumed such a short buildout period for 47 Degrees North (5 years), the project is essentially trying to "cut the line" by getting its traffic in the road system before other approved major developments are completed. 47 Degrees North is essentially proposing to use up road capacity that is already allocated to others. Full buildout of approved, but not yet completed, developments cannot be ignored. They have legal vested rights to complete their projects and add their traffic. 47°N traffic will be added to that, not replace it.

The significance of this error is that if all the traffic from approved developments is included we are likely to find that the city and UKC road systems are already significantly beyond their max capacity and there is little or no capacity for 47 Degrees North without massive investments in infrastructure that will take many years to complete.

2. The Addendum traffic study ignores peak summer weekends (Friday evening through Sunday evening) for mitigation purposes.

Roughly half of 47 Degrees North is an RV resort, a business that will operate at maximum capacity on summer weekends, and the other half is a manufactured home community assumed to have a high percentage of 2nd homes that will be weekend getaways or short-term weekend rentals, again, operating at maximum capacity on summer weekends. Sun's business plan will clearly be to maximize summer weekend occupancy. Yet the traffic report uses weekday evenings as the basis for mitigation.

This is a flawed assumption for assessing impacts. We who live here know the traffic patterns; our businesses and emergency responders know the patterns. On summer weekends our UKC streets are packed and on weekday evenings the streets are largely empty. Irrespective of any comp plan policy, best practices for traffic studies require that mitigations be applied to the impacts of a project whenever that might be. Sun should be required to mitigate its full impacts... which are on weekends.

3. It does not appear that Large RV's and travel trailers (oversize vehicles) are fully accounted for in the traffic analysis. It appears they were counted as if they were trips from a typical passenger car. Standard traffic analysis protocol is that oversize vehicles count as more than one passenger vehicle trip because they occupy more space (and time) on the roadway. Given that Sun's RV resort will introduce a very large number of oversize vehicles, improperly accounting for them significantly understates the real impacts from the project.

4. The traffic analysis didn't study the need for road widening on Bullfrog Rd or SR 903 (i.e. a corridor study). The study only looked at intersections. With the large amount of traffic added by 47 Degrees North onto Bullfrog Rd and SR 903, together with the large amount of traffic already drawn to these roads by the school campus, Suncadia, future City Heights access, transfer station etc., it is essential to analyze whether these roadway corridors will be over capacity and will need to be widened or lanes added. The fact that this wasn't studied is a major oversight.

5. The traffic analysis of the I-90 Exit 80 ramps is flawed because it does not reflect the gridlock effects from the freeway during peak summer weekend periods. We who live here know that on peak summer weekends traffic backs up past the weigh station onto Bullfrog Rd. often past the Tumble Creek entrance. And that's before adding the additional background from Suncadia, City Heights and other major projects vested and in the pipeline.

During peak summer periods no mitigation at the ramps can be effective until if/when the freeway itself is fixed. Adding the 47 Degree North traffic will simply make peak backups worse, perhaps extending all the way to the Suncadia Trail main entrance or further.

6. There is no analysis of cut through or bypass traffic when the freeway is in gridlock condition. We who live here know that on peak summer weekends significant bypass traffic occurs on Cle Elum 1st and 2nd Streets, SR 903 and Bullfrog Rd. How will the proposed 47 Degrees North collector arterial (connecting SR 903 to Bullfrog Rd.) function during bypass events and how will this affect queues and backups at exit 80?

7. The studies didn't analyze the impact of major congestion on the ability of our emergency responders and law enforcement to respond to accidents and emergencies, nor the impact of congestion on wildfire evacuation. We who live here know that

emergency vehicle access is currently a major issue and it can only be expected to worsen. The fact that this wasn't studied is a major oversight. The city committed to looking at emergency evacuation during scoping.

Conclusion - The 47 Degree North traffic analysis doesn't accurately report traffic from 47°N. It significantly understates congestion on the city and UKC road network both with and without 47 Degrees North and so it is flawed. No further action should be taken until the Addendum traffic analysis is corrected.

Comments on the Draft Development Agreement

Until the SEPA traffic analysis is updated to correctly reflect expected congestion and impacts no action should be taken on the development agreement because it will be based on flawed data. However, since the Draft agreement is a part of the application materials, I provide my initial comments on the Exhibit D - 47 North Transportation Impact Mitigation Plan.

When reviewing the agreement, I ask the city to think about recent experiences with the City Heights Development Agreement. Many provisions in Development Agreements may seem simple and benign at first but carry interpretations that have impacts far beyond original intents and understandings. Yet they obligate the city to accept responsibilities, costs and risks regardless of the passage of time. The 47 Degree North Development Agreement carries far more significant risks and potential costs for the city than any previous development agreement.

I also ask the city to think about recent experiences on the 1st Street Downtown Revitalization Project, the difficulties and uncertainties of securing funding, the length of time to completion, the uncertainty of cost estimates and unforeseen circumstances that arise. 1st Street is just one project, albeit a very large (and important) one. The 47 Degrees North agreement as written would obligate the City to build 14 or more intersection projects and potential road corridor widening of uncertain scope and cost with little help from Sun Communities.

This draft Development Agreement is clearly very "developer friendly", and a very unfair deal for the city. In many, if not most, jurisdictions in Washington, 47 Degrees North would be a non-starter, and rejected on its face because it doesn't meet concurrency requirements.

Concurrency is a state law which says if roadways are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool and allowing Sun Communities to add more traffic to roads already over capacity.

Even under the current traffic analysis in the Addendum (which understates traffic) much of the city's and UKC's primary road systems will be at failure (gridlock) by 2031 during peak periods, even without 47 Degrees North. When the traffic analysis is updated to include the correct background traffic from Suncadia and City Heights it's likely the entire system will be at failure (gridlock) by 2031. The fact is, there is simply no excess road capacity available for 47 Degrees North in the current system. All available capacity has been used up and/or allocated to the other large developments the city and the county have approved.

The road improvements that would be needed to add capacity for 47 Degrees North are massive and system wide. Just looking at intersections in the current traffic study, it shows about 14 intersections in the city and UKC that need to be upgraded. And the traffic report significantly understates what's needed because it only looked at intersections, not at corridors. When corridors are included in the updated traffic analysis it's likely that the total cost to upgrade the road system could easily be well more than $20 million.

With the city facing massive costs for road system expansion, Sun proposes the city allow them to add all of the 47 Degrees North traffic onto the already gridlocked failing road system in exchange for a fee of just $1.0 million and a "loan" of $3.6 million which has to be paid back under uncertain terms (but it definitely has to be paid back). Sun would have no responsibility to make any offsite road improvements anywhere. Simply pay the fee and go. All the responsibility would be passed to the city and UKC taxpayers.

This development agreement as written is a recipe for years of gridlock because most of the road system won't be upgraded for decades because every single intersection and roadway will have to wait on city (or county) funding, band width, priorities and grant availability. The city knows well how grant funding cycles operate, they are lengthy and uncertain and never yield as much as is needed. And as the years go on the cost of road improvements will continue to rise (they always do) but with this agreement Sun's responsibility won't rise. It will be capped.

My specific comments on the development agreement are:

1. The Recitals (A. thru E.) require the city to accept the results of the flawed traffic analysis. If the DA is signed as written the city will have no future legal recourse to contest the inaccurate traffic studies.

2. The agreement should include a “concurrency plan” which restricts the pace of development to actual available capacity in the road system. Mitigation occurs when a project is built, not when a fee is paid. The developer should not be allowed to pay a small fee and add traffic to already failing roads.

Section 3 of the DA contains a clause that appears to exempt 47 Degrees North from WA state concurrency law. This clause should be removed, no development should be allowed to add traffic to already failing roads.

3. The developer's estimates of project costs are very very preliminary and understate the true cost of what it will actually take to build projects. None of the road system improvements in the study are on any CIP/TIP list; there are no preliminary design plans, surveys, or engineering cost estimates; there are no studies of utility relocations, soils conditions or ROW acquisition; no studies of number of lanes, lane lengths, impacts on adjacent properties.

The developers' "estimates" are described in their application material as "notional"....in other words, not based on any site-specific real-world data. As the agreement is currently written the city will be accepting responsibility for a huge black box of unknown scope, cost or schedule and inevitable cost overruns.

5. As the agreement is currently written, the city would be accepting a fee for improvements to County and WSDOT facilities (Bullfrog Rd and I-90 ramps). Without an Interlocal Agreement the city cannot accept payments or responsibility for improving County and/or WSDOT facilities. But even if the city could, it's not in the city's interest to take responsibility for other jurisdictions. It should be the developer's sole responsibility to negotiate mitigation with the county and WSDOT and any agreements reached with them should be incorporated into this development agreement.

Request:

I respectfully request that the city halt this process and require that the traffic studies be redone to correct the serious flaws that have been identified, and that the city review its options under concurrency law and not spinning traffic and risk onto the city and UKC taxpayers.

Thanks for all the hard work you're putting in on this project and taking the time to make the right decision for you your children grandchildren our community and the citizens of upper Kittitas countUpper Kittitas county county. Thank you for denying the major modification from 47° north and considering excepting the original application of design for 47° north.

Thank you,

Ingrid Vimont, RN

Hospital District 2 Commissioner

Name: Ingrid Vimont Date: 05/01/2023

Address: 291 Nelson Creek Road

Cle Elum, WA 98922

Email: email4ingrid@yahoo.com

Phone: 206-484-3812

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

Negative Impacts of 47° North

- Decreased level of service for EMS
- Decreased level of service for fire protection
- Decrease level of service for police protection
- Traffic gridlock on 2-lane roads
- Increased tax burden to beef-up infrastructure (water, sewer, power, roads, EMS, schools, police,)
- Doubling the population of Cle Elum within 6 years
- Profits sent out of our community to Wallstreet investors
- Largest private trailer park community west of the Mississippi
- Severe wildfire risk due to limited ingress & egress

For these reasons, and so many others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

To: City of Cle Elum Planning Department, City Council Members, Mayor
119 West First Street
Cle Elum, WA 98922

From: Ira Astrachan
351 Big Rock Lane
Cle Elum, WA 98922

spar85@pm.me / 210-260-7245

Re: 47 Degrees North Major Amendment Proposal

June 7, 2023

I am sure you have received plenty of comments from concerned individuals regarding the more obvious topics of concern with respect to the proposed 47° development such as: traffic, infrastructure (water/sewer), school impact mitigation, wildlife impacts, and the like. While I share these concerns, the purpose of my public comment letter is to highlight some problems I see as I take a broader, "big-picture" approach to the applicant's "March 2023 Application - Exhibit 2A Project Overview". I shall highlight financial shortcomings, and errors / omissions including some as they pertain to adherence to the Cle Elum Municipal Code. (Note: page references refer to the Exhibit 2A - Project Overview)

Financial Shortcomings (to the city and to a resident of the development)

Numerous individuals have dug into the details and already stated to you how fiscal studies indicate a shortfall of income - over the long term - to Cle Elum. When I use the "big picture" approach, these negative fiscal impacts are clear:

* 1. Sun states they "may" sell the commercial center once construction is complete (page 4). Sun also desires a reconfiguration of the property to create specific parcels to include a "Commercial Center Parcel" (page 8). Taken together with the fact Sun is a REIT and as such does not operate retail/commercial establishments (outside normal activities associated with an RV park) it is clear Sun intends to sell the "commercial center" as soon as they can, making it someone else's problem. Big Picture: the commercial center will end up as one large unoccupied building and a good amount of dirt, generating zero sales tax revenue and minimal property tax revenue.

* 2. Residents of manufactured home (MH) communities do not move there expecting their homes to appreciate. As a former resident of a MH community I can tell you first hand how financially painful it can be for people who would buy a "single family residential unit" from Sun. Let's imagine a young couple just starting out on their own. In order to to purchase their unit they will likely need a loan. Since most banks do not make MH purchase loans their choice of banks will be very limited. When they do find a bank for the loan, they will be faced with mortgage rates that are generally 25-35 percent higher than traditional mortgages due to the lack of collateral (no land). After loan approval and unit purchase, they will move in and face a new economic reality: in addition to their mortgage, insurance, and utilities, they will also have a monthly rent payment to Sun. Note: rents are generally very low in the first year in order to help entice new residents and ease their financial fears; rents increase annually and are seldom regulated or controlled by local regulation. Our imaginary couple will now be living in their new residential unit that costs more and more each year while retaining less and less of its original value. The financial shortcoming to the city is a lack of property tax revenue from this couple;

the financial shortcoming to this young couple is an ever increasing rent payment with an ever decreasing home value.

Errors / Omissions / Inconsistencies

The following are numerous sections of the applicant's "Exhibit 2A - Project Overview" containing errors/omissions/inconsistencies with CEMC, thus highlighting the careless nature with which Sun has prepared their paperwork. If the careless and haphazard nature of the paperwork is any indication of how they will handle their business operations and legal obligations, well..... the city should factor that in to their evaluation of the proposal. At a minimum, the sections I highlight should be rejected outright and the applicant should be required to re-submit a fresh, error-free proposal.

* I - Project Overview Section H.1 Water & Sanitary Sewer Utilities - error - page 10
Sun wants the city to pay for water system improvements, yet the math they present is inaccurate and/or misleading: "Sun will also deposit three million six hundred thirty four thousand dollars ($4,102,000.00) into an escrow account for the City to use, exclusively, for the construction of the Water System Improvements." Note the discrepancy between the written out "three million six hundred thirty four thousand dollars" and the numerical "$4,102,000." Which figure is correct? If the developer is so careless as to inaccurately describe a large sum of money, what other careless things will they do?

* I - Project Overview Section H.2 Roads and Transportation - omission - page 12
Sun wants the city to pay for road improvements, and proposes to deposit $3.65M in an escrow account to help the city pay its share of these improvements but does not spell out the details of how, when, and at what rate the city is to repay the developer. The idea that the city should foot the bill for road improvements is a true cause for concern, given the cost and the fact the impacts to the city due to traffic will be 100% a result of the developer's proposal. Interestingly, the developer states on page 7 "The entrance area of the Recreational Resort is designed to accommodate without impact to traffic (or traffic queueing) on Bullfrog Road" which completely ignores the fact that a continuous series of trucks each pulling a thirty foot travel trailer will most certainly result in a backup on Bullfrog Road.

* II - Procedural History Section C.3 Conditions Imposed without any Evidentiary Support in the FEIS - omission - page 18
The developer "remains committed" to the concepts presented but does not categorically state they will adhere to them. This is essentially a loophole allowing them to bypass these conditions at will. They further state they don't feel obliged to comply with the conditions due to lack of legal standing behind the conditions. They quote RCW 82.02.020(3) erroneously - this RCW ("State preempts certain tax fields—Fees prohibited for the development of land or buildings—Voluntary payments by developers authorized—Limitations—Exceptions.") has absolutely nothing to do with upholding the conditions. Again, an error of this magnitude in the application is indicative of the sloppy nature of this entity and makes one wonder if Sun can be trusted to do all they are required to do, and do it correctly.

III - Application Components Section A.i Affordable Housing Program - CEMC 17.45.080(C) - page 26
When discussing affordable housing, two terms (and their definitions) often get intertwined and misused: "Affordable Housing" and "Low-Income" According to US Department of Housing and Urban Development (HUD), the term "affordable housing" is defined as "housing with monthly costs, including utilities other than telephone, that do not exceed 30% of a household's gross

monthly income" while a "low-income" family refers to families whose combined income does not exceed 80 percent of the "Median Family Income" for the region.

* In section III.A.i (...detailed affordable housing program...) the applicant clearly shows they do not understand the difference between "affordable housing" and "low income" housing. Sun states they will construct 50 units of "affordable housing where rent/housing costs will be capped for a term of twenty (20) years after receipt of a certificate of occupancy so that the *costs are affordable to a household making eighty percent (80%) of the prevailing area median income for the County*" (emphasis added). Here they have chosen to create their own definition of "affordable housing" by stating it is housing for a family that makes 80 percent of the median county income. When using the term as they have, they ignore the true math: "affordable housing" (per HUD) means it is affordable because the expenses are no more than 30 percent of the gross family income. Sun also misses the mark by neglecting to mention that the *maximum* family monthly income is 80 percent of the median county income.

* Sun also fails to adhere to the premise of the CEMC 17.45.080(C) by neglecting to mention how they will "assure continuation as affordable units". In fact, they oppose the requirement by stating they will only allow affordable housing to exist for twenty years. What will become of the residents in these units in year twenty one? Will they be evicted because Sun decides to triple the rent to match market rates?

NOTE: the same incorrect application of the term "affordable housing" is used later in this document:, see LU Policy 1.9 (page 48), Housing Element H-1.2 (page 60), and Housing Element H-19 (page 61).

IV Planned Mixed Use Final Plat Application Section A.1.B Objective 9 "To maintain Old Town as the principal retail center for the City of Cle Elum" - CEMC 17.45.010(B)(9) - page 35
Here Sun completely avoids the objective and distorts the truth entirely. Old Town (including the Gateway center) have had numerous continuous vacancies - short term and long term - over the years, despite being the only "game" in town. Sun claims their 25-acre "commercial center" is "smaller-scale" and "will not be large enough to supplant Old Town as the City's principal retail center". I'm not sure how they figure that their 25-acres (which exceeds the land size of the gateway commercial center) is "smaller". They further mention (not the first time in their proposal) a "second grocery store" without providing any evidence of its viability. One does not need to look very hard to see and understand that a grocery store requires approximately 5,000 residents to support it, hence Ellensburg's 18,000+ residents enjoy three grocery stores while Cle Elum's 2,300 support one.

* IV Planned Mixed Use Final Plat Application Section A.2 CEMC 17.16 Residential Districts - page 38
Per CEMC the purpose of the Residential District zone is to "create and maintain stable and attractive residential neighborhoods, while providing diversity in housing types and *maintaining affordable housing.*"The developer has stated they will only cap the affordable housing units costs for twenty years - this is in direct violation of CEMC 17.16.

* IV Planned Mixed Use Final Plat Application Section A.5 CEMC 17.51 Recreational Vehicle Parks - page 39
Generally speaking, the purpose of CEMC 17.51 is to "ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare" of the citizens of Cle Elum and the occupants of the RV Park. The developer states their RV resort will "achieve and enhance the health, safety, and welfare of both the City's residents as well as its guests" with zero proof or further explanation.

This is a completely empty statement - it simply has no substance, no proof, no backing. Sun does not explain how their RV park operations will protect the health, safety, and general welfare of the residents of the city, they simply state it as fact. Simply put, the developer's input here is mere eyewash.

IV Planned Mixed Use Final Plat Application Section A.5.c RV Park Design Standard 13 - CEMC 17.51.010(H) - page 45

There is a requirement for "at least one restroom facility with laundry room including washers and dryers" yet the developer only commits to providing "at least one structure for the provision of laundry services" and fails to mention their compliance with the restroom requirement.

* IV Planned Mixed Use Final Plat Application Section A5d RV Park Accessory Uses Criteria 1 -CEMC 17.51.010(I) - page 47

The criteria states "..additional establishments and the parking areas primarily related to their operations shall not occupy more than five percent of the gross area of the RV park." The response from the applicant states they "may exceed" five percent of the Recreational Resort Parcel and "any required relief from this Code requirement should be granted given the design flexibility inherent in development within the PMU District zone." Apparently Sun feels they can demand the City relieve them of this requirement. The city is under no obligation to meet "demands" of the developer.

IV Planned Mixed Use Final Plat Application Section B.1.a Land Use Element Goal LU-5.1 - error - page 51

Developer again incorrectly states their proposed commercial center will not take "away from downtown Cle Elum as the principal commercial center of the town" when in fact it is larger than the Gateway center which has yet to be fully occupied. Additionally the developer mentions their "desire" (no assurances obviously) that the commercial center will be anchored by a grocery store....

* IV Planned Mixed Use Final Plat Application Section B.1.d. Housing Element Goal H-1.4 -error - page 60

The developer issues a complete and utter falsehood when they state "The Single-Family Community offers the opportunity for home ownership of manufactured homes that are more affordable than traditionally built homes ". As previously mentioned, these homes have higher mortgage rates than traditional homes, suffer annual declines in value, sit on leased land, and are subject to rental increase at the whim of Sun. This is hardly "more affordable" in the long term for a family.

* IV Planned Mixed Use Final Plat Application Section B.2 Approval Criteria 1e Schools - CEMC 17.45.090(2) - page 65

Developer states "The Proposed Conditions provide for adequate mitigation of impacts to schools, as memorialized in the Cle-Elum Roslyn School District—Sun Mitigation Agreement (Proposed Condition 69)." yet the proposed Condition 69 HAS NOT BEEN WRITTEN YET let alone proposed (same for the Hospital District Mitigation Plan - it is unwritten). This is another example of the sloppiness and incompleteness of the applicant's proposal.

* IV Planned Mixed Use Final Plat Application Section B.2 Approval Criteria 1f Affordable Housing - CEMC 17.45.090(2) - page 65

Developer proposes to only permit the housing units to be "affordable" for twenty years. This is unacceptable, there should be no time limit whatsoever.

The final point I'd like to make is actually the most significant. Cle Elum Municipal Code 16.12A.050 sets forth eleven approval criteria for any proposed preliminary subdivision in the city, but I will focus on Criteria 1: "The preliminary plat must be in the public interest".

In response to this requirement, the developer attempts to use the omission of an official definition of "in the public interest" to sway the city into believing the Single-Family Residential Parcel is *subjectively* "in the public interest interest" because it "will provide 527 additional lots for single family housing within the City and will enable the responsible growth of the City while simultaneously preserving the City's traditional small town, mountain character.

Allow me to shred this into some smaller pieces....

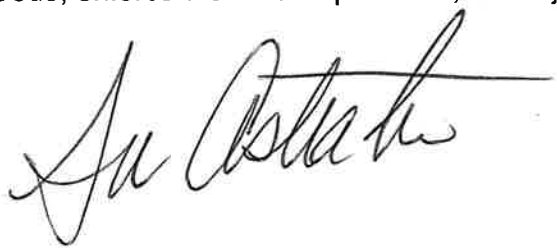
1. While the proposal does include 527 additional "single family residential parcels" these are not parcels that you or I or most homeowners in the city are familiar with - these parcels are minuscule in size, offer extremely limited space for a family to recreate, offer little to no privacy, and are not owned by the resident.

2. The developer states these parcels "will enable the responsible growth of the city". Is it really "responsible" to add 527 housing units - units that do not pay property taxes - over a 4-5 year period without ensuring there is adequate funding and infrastructure in place beforehand to accommodate such a rapid expansion? Many would call this careless and irresponsible, and certainly *not in the "public interest"*. It is not in the public interest to bankrupt the city by forcing more people to use the same services without additional funding. The public interest is best served by taxable housing units that are added at a pace that our infrastructure improvements can keep up with.

3. A reasonable person would observe the term "in the public interest" and deduce the meaning quite easily: the item or issue is something that the public is interested in and the item or issue is beneficial to the the public at large. It is clear from the vast public outcry over the proposed project that THE PUBLIC IS NOT INTERESTED. It is clear from the vast public outcry that the public at large finds the proposal does not benefit us.

I ask that you now go back and re-read this letter and add "Is this in the public interest?" to the end of every paragraph that has an * at the beginning of it.

The Sun Communities proposal fails to comply with CEMC 16.12A.050 Criteria 1 - it is NOT in the public interest. For this reason alone, the City Council should stand by their Municipal Code, enforce their Municipal Code, and reject the proposal outright.



Virgil Amick

From: Ira Astrachan <iastrachan@me.com>
Sent: Monday, June 26, 2023 6:37 PM
To: Planning
Cc: Jay McGowan; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; John Glondo
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I'll cut right to the chase this time. Here are some obvious reasons to reject the Sun Communities recent proposal:

1. There is no obligation for the City Council to approve the plan, period. There is an existing plan in place that meets the needs of the community.

2. Proposed plan does not comply with Cle Elum Municipal Code on many levels, the most important and obvious one being the proposal is not "in the public interest" and the CEMC specifically states a proposal such as this must be "in the public interest".

3. Sun was well aware their business model was not compatible with the current plan for the Bull Frog Flats UGA but purchased it anyway - they have nothing to lose if their new proposal is denied.

4. Sun's business model does not permit the operation of "affordable housing" in the form of the ten three-story apartment buildings they propose to construct. They fail to identify how they will manage this asset and monitor the qualifications of those occupying the "affordable housing".

5. The expected property tax and sales tax revenue to the city from the proposed development will NEVER occur. Since RV spaces and Manufactured Home lots are not property owned by those occupying them, you are only going to have revenue from one entity - Sun - and it won't nearly be as much as it could be if the UGA contained 1300+ actual homes. The proposed "commercial center" will also fail to produce meaningful tax revenue due to low occupancy rates (they'll remain low as long as there is unoccupied real estate available in downtown which there ALWAYS is).

6. The proposal is full of holes (no pre-approved completed Development agreement, no mitigation proposed for impacts on health care/ emergency devices, no mitigation proposal for impacts on local school district) as well as numerous inconsistencies and blatant lies.

This proposal as submitted should be rejected. Period.

Ira Astrachan
351 Big Rock Lane
Cle Elum, WA 98922

Name: JL Breitenstein

Address: 1121 W University Way
Ellensburg, WA 98926

Email: _____

Phone: _____

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

JL Breitenstein

Signature

Name: J.C. Corkins

Address: 303 Peery Lane
Cle Elum, WA 98922

Email:

Phone:

Date: 6-13-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

J. Corkins

Signature

Name: Jack Young Date: 5/23/23

Address: 307 N. Wright Ave
Cle Elum WA 98922

Email: Jyoung3008@gmail.com

Phone: 509 674-5590

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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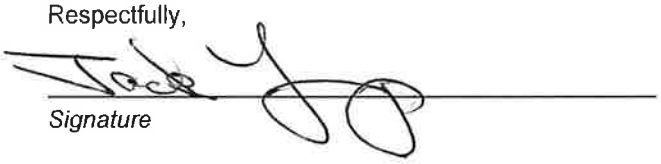

Signature

Name: Jade Koskela Date: 5/28/23

Address: 22 Eagle Crest Ct, Cle Elum WA 9822

Email: jkoskelapub@gmail.com

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

James E. Moran & Diane J. Moran
121 Snow Ridge Drive
Cle Elum, WA 98922
121snowridge@gmail.com
425-239-3927

6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

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For all of the above stated reasons, and others too numerous to mention, we implore the City to **DENY** this proposed amendment and retain the current approved land use for the property.

Respectfully,

James E Moran & Diane J Moran

Virgil Amick

From: James Dameron <jldameron51@gmail.com>
Sent: Wednesday, May 10, 2023 11:00 AM
To: Planning
Cc: Jay McGowan
Subject: 47Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My name is Jim Dameron and I live at 200 Just In Time Lane in Cle Elum. I was general counsel for a real estate development company on the East Coast for most of my life. I have seen many projects that enhance the community where it is located. This project is not a positive for the Cle Elum community. I will not go into all the reasons why .....for they have been stated hundreds of times to you. Do not approve this project for it will have multiple unintended consequences and change forever the character of our community. Thanks. Jim Dameron AirPod.

Sent from my iPhone

5/20/2023

RE: 47 Degrees North.

To whom it may concern:

I am writing to voice my concern and opposition to the proposed 47 Degrees north project. This project looks to have mostly bad effects on our community. The town of Cle Elum, even with the significant recent development, has always been a small town. Our current retail, health, and civil infrastructure are barely able to accommodate the town's current population, much less a new influx of residents that could increase the population by a factor of 3 or 4. In addition, this proposed development of manufactured and mobile homes on leased land are certainly not one that will create a stable and prosperous community. One of the foundations of America's prosperous economy and society has been the ability of citizens to build their wealth through equity value in their homes. This will not happen in a community of leased homes.

The infrastructure upgrades necessary to support this large increase in population will not be supported by a transient and non- owning population nor will it be supported by the developers. These costs will have to be borne by increases to the already high property taxes of the existing residents. One of the side effects of a large scale commercial and civic build out will likely be the destruction of the area's small town and rural character.

Sincerely:

Jim and Judith Fordham, South Cle Elum

James A Fordham

Judith L. Fordham

Name: JAMES MANAZZ

Address: 184 TREE FARM RD
EASTON, WA 98925

Email: JCSJR118@gmail.com

Phone:

Date: 5 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Virgil Amick

From: James Green <jwgreenbns@gmail.com>
Sent: Friday, June 23, 2023 1:39 PM
To: Planning
Subject: 47 Degrees North development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We are opposed to the development for the following reasons:
The city does not have the proper infrastructure to support what is being proposed. Water, sewer, roads, schools, fire, emergency, are all considerations that are sadly lacking and the tax structures will not be enough to support this endeavor. We need low income housing and we need housing where people actually own the land that their houses sit on, more than we need RV opportunities in this county. We agree and support the opinions of the Stop 47 Degrees North citizens group and ask that you deny this development.

James and Glenna Green
509 East 4th Street
Cle Elum, WA 98922

Name: James Park

Address: 880 Groeschell RD
Cle Elum Wa 98922

Email: Jamesparkjr1@yahoo.com

Phone: 206-551-6872

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

James Park

Signature

Name: James Pfingsten

Address: 421 Prairie Lane
Cle Elum 98922

Email: _____

Phone: _____

Date: 5/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

James K Pfingsten

Signature

Name: JAMES PORTEOUS

Address: 470 ADOBE RD
CLE ELUM

Email:

Phone:

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: JAMES PORTEOUS

Address: 470 ADOBE RD
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Email:

Phone:

Date:

ADDITIONAL COMMENTS:

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SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by ~~May 31st~~ 6/26

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~May 31~~ 6/26 **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: James Schweter <james.schweter@gmail.com>
Sent: Wednesday, May 3, 2023 9:58 PM
To: Planning
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

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Respectfully,

James schweter

PLANNING DEPT.

47 DEGREES NORTH PROJECT

MAYOR JAY MCCOWAN: COUNCIL MEMBERS

JOHN GLONDO — KEN RATIF — BETH WILLIAMS

SIW BAY-HANSEN — STEVEN HARPER

MATTHEW LUNDH — SARAH LACKEY

THINK OUT OF THE BOX. OUR COMMUNITY AND YOU ARE KEEPERS TO MAKE SURE CITY WILL NOT HAVE FINANCE THEIR PROJECT.

MAKE SURE BONDING IN PLACE TO COVER PROJECT IN CASE SOMETHING UNFORE SEEN HAPPENS OR IF THEY SELL TO SOMEONE ELSE AND AIR TIGHT THEY CAN'T CHANGE WHAT'S REQUIRED.

REMEMBER THEY COULD CARELESS ABOUT CLE ELUM - ALL DOWN TO $$$

APPEARS THE NEW ADDON'S ABOUT NEW STORES IS JUST SMOKESCREEN. STORES DOESN'T SOUND LIKE ANY CHAINS READY TO COME TO TOWN YET. SO MAKE MOST OF SAFEWAY.

NO GOING BACK SO MAKE SURE WE'RE GOING FORWARD.

JAMES SIMPSON
515 E 2ND ST
JIMON SECOND @ HOTMAIL.COM
509-674-2690

James Simpson 6-20-2023

STOP 47° NORTH

(https://www.stop47degreesnorth.com/).

Name: JAMES SIMPSON Date: 6-20-2023

Address: 515 E 2nd St

Email: JIMONSECOND@HOTMAIL.COM

Phone: (509) 674-2690

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

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Respectfully,

James Simpson

Name: Jamie Bradley

Address: 1720 leisure Lake Lane
cle elum, WA 98922

Email: jabyarlay@hotmail.com

Phone: 253 332 6519

Date: 6/15/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jamee Bradley

Signature

Virgil Amick

From: Jamie Sullivan <Jamie@fieldinst.com>
Sent: Wednesday, June 21, 2023 5:36 PM
To: Planning; John Glondo; Jay McGowan; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; Jay McGowan
Subject: 47 Degrees North

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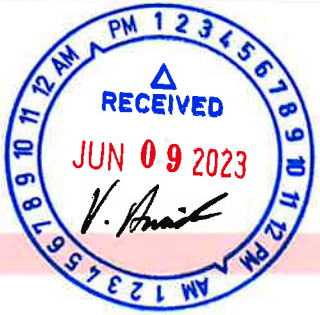
James Sullivan
Field Instruments & Controls, Inc.
Cle Elum WA
509-994-4472 cell
www.fieldinstruments.com

Flow - Level - Pressure - Temperature - pH - ORP
Conductivity - Turbidity - SS - Dissolved Oxygen
Panel Meters/Recorders - Valves and Positioners
Gas Detection – Dew point/Humidity - O2 – Product Moisture

Endress+Hauser

Virgil Amick

From: Jan Wilder <jan_wilder@hotmail.com>
Sent: Friday, June 9, 2023 12:48 PM
To: Planning
Subject: "47 Degrees North"



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

DATE: June 9, 2023

My name is Jan Wilder, long time resident at

306 East Utah Ave
Roslyn, WA 98941

Phone: (509)649-3824

To: City of Cle Elum - Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to oppose "47 Degrees North" Major Amendment proposal as follows:

Name:Jan Wilder_____Date: 9 June 2023 _____
Address:_____306 East Utah Ave
Roslyn WA 98941 _____
_____
Email: _____jan_wilder@hotmail.com_____
Phone:_____509 649 3924 _____

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___Jan Wilder _____
Signature

Attn:

Jay McGowan – **jmcgowan@cleelum.gov**

Council Members

- John Glondo – **jglondo@cleelum.gov**
- Ken Ratliff – **kratliff@cleelum.gov**
- Beth Williams – **bwilliams@cleelum.gov**
- Siw Bay-Hansen – **sbayhansen@cleelum.gov**
- Steven Harper – **sharper@cleelum.gov**
- Matthew Lundh – **mlundh@cleelum.gov**
- Sarah Lackey – **slackey@cleelum.gov**

Sent from my iPhone

Name: Jane Bator

Address: PO Box 878
Cle Elum WA 98922

Email: jmbator@comcast.net

Phone: 206-550-6731

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jane M. Bator

Signature

Name: Janet Campbell

Address: 371 Cubs Kingdom
Cle Elum, WA 98922

Email: janetkeating@mac.com

Phone: 425-766-7968

Date: June 6, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Janet Campbell
Signature

Name: JANICE HAMMON

Date: 6/18/23

Address: 640 PINE RIDGE LN
CE 98922

Email: ITSJANNOTBOB@GMAIL.COM

Phone: 206 406 6235

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Janice K Hammon

Signature

Name: Janice Merdgen

Address: 101 Tom Wright Rd.

Ronald, WA 98940

Email: jemerdgen@comcast.net

Phone: 206-372-2161

Date: June 23, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Janice E Merdgen

RECEIVED
MAY 03 2023
BY: usp

May 2023

City of Ce Elum

Please Please Stop 47 No.
we do not want them in our
town

Janice M. Williams

South Ce Elum. Wa 98943

June 23, 2023

Mayor Jay McGowan, City of Cle Elum
119 West First Street
Cle Elum, WA 98922
cc City Planner; Councilors Bay-Hansen, Glondo, Harper, Lackey, Lundh, Ratliff and Williams

Re:47 Degrees North

Dear Mayor McGowan:

I implore you to deny Sun Communities application to "amend, modify, and restate the existing land use approvals for the property commonly known as the Bullfrog Flats Urban Growth Area."

In his March l2 letter to Mayor McGowan Bill Raffoul (Senior Vice President, Development Sun Communities, Inc.) claims that this development project that will *enhance the City's reputation as the Heart of the Cascades and 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.*

These are promises that cannot be kept.

Specifically, the application requests (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 Communities.

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 bounded by I-90, Bullfrog Road, SR-903, the City Cemetery, and the Washington State Horse Park. Sun Communities accepted those contract terms, but now seeks to amend the contract to allow a completely different land use plan.

True, Sun Communities can request contract amendments, but that does not obligate the City of Cle Elum to agree with them. The city council gets to choose.

Sun Communities proposes a total of 757 single family units and 627 recreational resort sites. Those units could bring in an additional 4,500 people to Cle Elum. The combined population of Cle Elum, Roslyn and South Cle Elum is about 3,800. Doubling our population would incredibly change the nature of this rural community.

Please seriously consider how this glut of people – some permanent, some seasonal – is in direct conflict with the Land Use Goals and Policies in the Cle Elum Comprehensive Plan.

The Bullfrog Flats land use approval was written into the city's comprehensive plan and other long range planning documents. Please review these responsibilities:

- The City of Cle Elum's Planning Department is responsible for implementation of the Cle Elum Comprehensive Plan and the adopted development regulations.

- The Cle Elum City Council is the only body which can adopt or amend an ordinance, which includes amendments to the City Comprehensive Plan and Development Regulations.

- Citizen participation and stakeholder involvement in long-range City planning efforts is necessary for the successful implementation of those community plans.

I implore you as a leader of the Cle Elum community to carefully review your own comprehensive plan, in particular:

Land Use Goal #2: Maintain residential quality and livability suitable for a rural town.
Land Use Policy #2: Land use changes should be guided by topography, soils conditions, adjacent land uses, and the ability of the City to provide facilities and services.

The current Bullfrog Flats approval encourages neighborhoods with a wide range of housing and ownership choices suitable for a wide range of incomes and ages. Written into the approval was a specific desire to promote fee simple ownership. Fee simple ownership involves paying real estate taxes which in turn supports services.
The 47°N proposal provides only two housing types: single family detached and multi-family. None, not a single one, of the 47°N housing choices will include fee simple ownership.

Land Use Goal #3: Preserve Cle Elum's natural environment while allowing for growth and development.
Land Use Policy #3: Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or can be provided.

The Bullfrog Flats housing supply was anticipated to accommodate 20 to 30 years of normal city growth, while Sun Communities projects that their 47°N housing supply will be gone in five years. It defies logic to expect a small office staff in a small community with limited resources to maintain adequate facilities in a short period of time for that massive amount of infill.

Land Use Goal #5: Create Order and Energy in Commercial Areas.
Land Use Policy #5: The City will coordinate concurrency management review. Developers shall provide information relating to impacts that the proposed development will have on public facilities and services

The proposed retail space would severely inhibit the current growth of Cle Elum's commercial center – a project that has many shareholders and that has been in place for several years.
The 47 Degree North project would provide no significant benefits to residents and tax payers, but will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be fully mitigated by the developer.

Land Use Goal #9: Protect and preserve the character of Cle Elum's historic Downtown Goal Commercial Core
Land Use Policy #9: Seek to provide adequate and appropriate lands for development for all necessary uses to accommodate the City of Cle Elum 2025 Population Projections

The Bullfrog Flats master plan included a 75 acre Business/Light Industrial Park. No retail component was approved in the Bullfrog Flats master plan. This prohibition was included specifically to implement city comprehensive plan policies designating and supporting downtown Cle Elum as the city's retail and commercial focal point.

47°N proposes a 25 acre retail/commercial center with 150,000 square feet of space, about as large as the city's downtown core. The new retail center would clearly compete for business with the downtown core, a clear conflict with the city's comprehensive plan and policies. This is a major policy change the city must carefully consider.

The Sun Communities application:

- is not in character with the City of Cle Elum or the upper valley.
- would create a new and separate private tourist resort and rather than a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
- will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business.

The current Bullfrog Flats master plan, policies and DA were adopted with widespread public input and support as the blueprint for future city expansion. 47°North has literally no public support which is evidenced by the number of letters and emails Cle Elum city leaders have received opposing this development.

I have some knowledge about how important adherence to a city's Comprehensive Plan is for rural communities to retain their livability and ambiance. I chaired Roslyn's Planning and Historical Preservation Commission for ten years and helped develop our 2008 Comprehensive Plan. I am currently a Roslyn City Councilor.

I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Janine Brodine
301 North B Street
Roslyn WA 98941

Virgil Amick

From: Jared Bassetti <jbassetti7@gmail.com>
Sent: Tuesday, May 2, 2023 4:29 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Sarah Lackey
Subject: 47 Degrees North Major Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

– is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
– provides no significant benefits to upper valley residents and tax payers, but
– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
– will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to

pay for, essentially a subsidy for a private business,

– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jared Bassetti

241 Highland Loop Ronald, WA 98940

--
Virginia Bassetti
Designer
425-327-1766
BASSETTI DESIGNS

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jason Johnson (name)

301 Bala Drive (address)

Cle Elum, WA 98922

Virgil Amick

From: Jason Limp <Jason.Limp@bnbuilders.com>
Sent: Friday, May 26, 2023 9:37 AM
To: Planning
Subject: 47 Degrees North Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning,
I am a Cle Elum resident and I am writing to you to inform you of my opposition to the 47 North proposal. We are in support of affordable housing but the size and scale of this development is just mind boggling. The proposed construction type of "trailers" and their general longevity compared to more traditional structures will certainly become an issue that our City will forever be chasing. We feel that this decision will lead to a lower quality of life for those residence here and then over time reduce the property values for the community as these units are not designed for longevity, especially in our environment.

We are opposing this based on these areas;

- The size and scale of this development for a mobile home park is unprecedented, and our City should not be the poster child for this sort of development.
- Support from our volunteer fire department and the police would need to be increased as well as resources at the planning department on how to approve and sign off on so many "temporary' structures. I also suspect that the current building codes and planning approvals will need to be revised as I don't believe they contemplate the magnitude and number of these sort of structures.
- I would imagine that the utility support infrastructure for this, outside of the development's boundaries, will need to be upgraded as well. If this development were to proceed, I do not believe the City can force the developer to share in the costs of upgrading these systems to address there needs. If by chance they are adequate, the capacity taken away will make it harder for the smaller developer and or residence to tap into these utilities as we grow.
- The proposed benefits of this community will bring an increased number of off-road vehicles to our community and these impacts will need to be addressed by the City to ensure the safety of current residence. The location of this development adjacent to the school needs to be closely reviewed on how to manage such a huge number of second home residence and how we ensure they keep these vehicles in designated areas.
- It appears that the tax revenue being generated by this development is actually a cost negative for the City, so the items address above will need to be supplemented by current residence. This is not fair to us and the planning department to should inform us on how this gap will be closed.
- The sheer number of potential 2nd home people may also negatively affect any levy's or future tax proposals furthering the funding gap in our community.

For these reasons we ask the City to deny the 47 North Project in its current configuration.

I would like to be kept updated on the progress of this process with the City. Please add my email or address (60 Yarrow Court Cle Elum WA 98922) to the system.

This email is not being sent on behalf of BNBuilders and is a personal communication from the undersigned.

Jason Limp | BNBuilders
2601 4th Avenue, Suite 350 | Seattle, WA 98121
206.382.3443 office | 206.382.3440 fax | 206.719.6009 cell

Virgil Amick

From: Jason Little <bigjasonlittle@yahoo.com>
Sent: Friday, May 19, 2023 8:26 AM
To: Planning
Subject: Re: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

We have owned two different homes in the Cle Elum area for the past 10+ years and enjoy the community, amenities, town character, restaurants, local merchants and wonderful outdoor activities. Both of our boys love all seasons in Cle Elum, be it sledding in the winter, mountain biking through the woods, exploring the rivers, watching deer, elk, turkeys and other animals, trail runs while training for cross country, Friday night prime rib dinner at the Sunset Cafe or just a trip to DQ on a hot day.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jason Little
150 Ocean Spray Court, Cle Elum, WA

Name: Jay and Christina Stone

Address: 270 Prairie Lane Cle Elum WA 98922

Email: Russia6blessings@gmail.com Phone: 425.343.4661

Date: May 10, 202

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jay Stone Christina Stone

Jeannetta A. Westra
50 White Pine Dr
Ronald, WA 98940
509-307-7457

05/08/2023

I am opposed to 47 North development for the following reasons:

The impact it will have on our schools.

Each school bus Hwy 903 traffic in case of fire or just daily traffic load

Increase in taxes.

We will need additional police officers and fire fighters

Increased in crime

Jeannetta A Westra
05/08/2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jeannette Bunnell (name)

994 Leo Lane (address)

Cle Elum, WA 98922

May 7, 2023

TO WHOM IT MAY CONCERN,

FIRST OF ALL, I CANNOT SEE ONE SINGLE REASON THAT SUN COMMUNITIES AND 47 DEGREES NORTH WILL BENEFIT THE CLE ELUM COMMUNITY! I HAVE 3 MAJOR ISSUES:

1...NEARLY 6 YEARS AGO (LABOR DAY), I WAS EVACUATED AT MIDNIGHT; FIRE IS COMING…15 MINUTES TO GET OUT! I LIVE NEAR LAKE CLE ELUM ON SR 903. ONE WAY IN AND ONE WAY OUT TO I-90. IF THERE IS A FIRE, WILL BULLFROG ROAD BE ACCESSABLE TO PEOPLE WHERE I LIVE? WILL IT BE FULL OF 47 DEGREES NORTH PEOPLE? DOES SUN PLAN ON WIDENING BULLFROG?

2...HOW MANY PORTA-POTTIES WILL THE CAMPGROUND HAVE & WHO WILL MAINTAIN THEM? I ENVISION MANY OF THE HOMELESS IN SEATTLE COMING TO THIS BEAUTIFUL PLACE TO LIVE TEMPORARILY…HOW EVER LONG CAN THEY STAY? IF ANY OF THE COUNCIL MEMBERS KNOW WHAT SALMON LA SAC AND THE LAKE IS LIKE DURING THE SUMMER, THEY'LL UNDERSTAND MY CONCERN. I HAVE A CAMPER FRIEND WHO HAS TO TAKE A GARBAGE BAG TO CLEAN UP HUMAN WASTE & GARBAGE BEFORE THEY SET UP CAMP. WHO WILL KEEP THE CAMPGROUND CLEAN? THE FOREST SERVICE? THE CITY? THE HOMELESS WON'T.

3...WHERE WILL OUR BEAUTIFUL WILDLIFE GO? IT'S ONE OF THE REASONS WE LIVE HERE; TO CATCH A GLIMPSE OF NATURE ONCE IN AWHILE.

I HAVE TO ADMONISH SUNCADIA GOLF ASSOC. FOR ALLOWING SUN COMMUNITIES TO SPONSOR THEIR GOLF TOURNEMENT. I HAVE ALSO TO ADMONISH THE CITY COUNCIL FOR LINING THEIR POCKETS WITH GIFTS FROM SUN IN ORDER TO WEASEL SUN'S WAY INTO OUR COMMUNITY. IT AMAZES ME THAT THE COUNCIL CAN SPIN THINGS TO MAKE IT SEEM LIKE THIS WILL BENEFIT CLE ELUM. IT'S REALLY AN INSULT TO THE INTELLIGENCE OF OUR RESIDENTS.

SINCERELY,

JEANNIE BRIERE
P.O. BOX 1375
RONALD, WA. 98940
509-649-3132

Name: Jeannie Wailes Date: 6-26-23

Address: 10227 Westside Rd

Email: frosty5@gci.net

Phone: 907-321-4245

Sign / fill out & email to: planning@cleelum.gov By Monday 26th 12:00 noon

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…"is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.
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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

J Wailes

Signature

Name: Jeff Carlson Date: May 20, 2023

Address: 404 Columbia Ave Cle Elum, WA 98922

Email: inasense.jeff@hotmail.com Phone: (253) 278-4705

To: City of Cle Elum - Mayor, City Council members,
Attention: Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

5-24-23

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

Good Afternoon. I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

Cle Elum and the surrounding areas have already turned significantly into a VBRO community. People with no connection to the community come for a few days, party, overwhelm the local infrastructure, and surrounding natural environment. 47° North will greatly exacerbate the problem and will be a further destroy the fabric of the community. Since this has development has been proposed I have not spoken to one resident of the area that supports it.

- It clearly violates the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jeff Mallula
346 Bunker Rd
Ronald, WA 98940

Virgil Amick

From: JEFF L MALLULA <jlmallula@msn.com>
Sent: Thursday, May 25, 2023 5:42 PM
To: Planning
Cc: slmallula
Subject: 47 degree north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

5-24-23

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

Good Afternoon. I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

Cle Elum and the surrounding areas have already turned significantly into a VBRO community. People with no connection to the community come for a few days, party, overwhelm the local infrastructure, and surrounding natural environment. 47° North will greatly exacerbate the problem and will be a further destroy the fabric of the community. Since this has development has been proposed I have not spoken to one resident of the area that supports it.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jeff Mallula

346 Bunker Rd

Ronald, WA 98940

Name: Jeff Selby

Address: 760 Elmberry Loop
Cle Elum, WA 98922

Email: jselby169@gmail.com

Phone: 425-785-7595

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Jeff Selby <jselby169@gmail.com>
Sent: Monday, June 26, 2023 5:10 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North
Attachments: No to 47 Degrees North.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attached is a PDF containing two separate letters (one from myself and one from my wife) expressing our strong opposition to the 47 Degrees North Development. This development has no place in Cle Elum and would detract, not add, to the lifestyle and tranquility of the area. Please do not allow this travesty to occur.

Thank you!

Jeff Selby

425-785-7595

"I'm not looking for Salvation. Just a little faith in anyone and anything." - Bring Me the Horizon

Virgil Amick

From: Jeff Swanson <jeffswanson@platosnw.com>
Sent: Wednesday, June 21, 2023 5:32 AM
To: Planning; Jay McGowan
Cc: Matthew Lundh; Sarah Lackey; Steven Harper; Siw Bay-Hansen; Beth Williams; Ken Ratliff; John Glondo
Subject: 47 Degrees North Major Amendment Proposal...opposed

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

o Traffic gridlock with high volume of transient visitors in large recreational vehicles
o Decreased level of service for emergency medical services
o Decreased level of service for police protection
o Decreased level of service for fire protection
o Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
o Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
o Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
o High volume of short-term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades.
o 90% of profits will be, by law, sent out of our community to Wall Street investors.

Even though I see significant growth in the area to come, I don't believe this amendment for land use is the right path for this growth. For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully

Jeff Swanson
850 Pebble Beach Drive
Cle Elum

425.761.6722
Sent from Samsung Galaxy smartphone.
Get Outlook for Android

Dantzler Investments LLC
110 E 2nd Street
Cle Elum, WA 98922

June 1, 2023

To:
City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal. I am also requesting that the City initiate a new Environmental Impact Review that studies and compares the impact of the 47 Degrees North Retail against the backdrop of the current retail that exists within the Downtown Core.

I represent the aforementioned business that is located within the Cle Elum Downtown Core. Cle Elum has had a decades long policy of supporting the Downtown Core and the Downtown Master Plan by prohibiting retail on the Bullfrog Flats Property, specifically so that it won't compete with Downtown businesses. The City's Comprehensive Plan, Pre-Annexation Agreement, Subarea Plan, and the Development Agreement all specifically and excruciatingly exclude retail from the Bullfrog Flats Property, so as to maintain and enhance the existing retail core of the City of Cle Elum.

Any retail development created within the Bullfrog Flats Property will certainly have the effect of diverting customers and revenues. Excess storefront capacity currently and historically exists within our Downtown Core. Efforts to revitalize our City need to focus on building up the Old Town portion of Cle Elum rather than breaking it apart and effectively allocating 50% of the City's retail space to what would be the largest landlord in the county.

Sincerely,

Jeffrey Dantzler
Land owner
Commercial Office Building at corner of 2nd Street and Harris Ave

COMTRONIC SYSTEMS
110 E. 2nd Street | Cle Elum, WA 98922
P: 800.414.2814 | F: 509.674.2383
www.debtmaster.com

June 1, 2023

City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

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Sincerely,

Jeffrey Dantzler

Company President

Name: Jennifer Ballsmith

Address: 1690 Coal Mine Way
Cle Elum, WA 98953

Email: Jaballsmith@aol.com

Phone: 4258295619

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Jennifer Lill <jenlill@yahoo.com>
Sent: Sunday, June 25, 2023 7:29 AM
To: Jen lill; Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; bwillimas@cleelum.gov; sbayhansen@cleelum.gob; sharper@cleelum.org; Matthew Lundh; Sarah Lackey
Subject: 47 degree north.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

This is to inform you of my strong opposition to the Sun Communities 47 degree North proposal for Bullfrog flats The impact to community will be disastrous from an environmental and resource perspective with no added benefit.

Name: Jennifer Hill

Address: 110 North D Street
Roslyn, WA 98941

Email: jsnellillmonster.net

Phone: (206) 890-4368

Date: June 21, 2023

RECEIVED
JUN 28 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog Flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA, it will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jennifer Robison

Date: 6/21/23

Address: 211 Broadway St
Cle Elum WA 98922

Email: jenniferrobison@msn.com

Phone: 206-595-5715

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jennifer E. Robison

Signature

June 23, 2023

Attn: Cle Elum City Council, Mayor & City Planning Commission

From: Jennifer E. Rogers

This letter is in regards to the 47 Degrees North project that is proposed to go in to the City of Cle Elum. I have many concerns regarding this project.

The first of my concerns is the impact it will have on City of Cle Elum infrastructure. From what has been discussed, the project will essentially double the size of the City of Cle Elum. If the City is going to double in size, it will need proper infrastructure and supports, such as; police, fire, and ambulance service. It will also heavily impact the school, water system, roadways, and retail locations. I don't see where 47 Degrees North is running realistic numbers on these impacts and providing proper budgets and staffing to lessen/mitigate these impacts.

Previous developments that have come into the area have promised police and police vehicles. These items have never come to fruition for one reason or another. I have strong beliefs that 47 Degrees North will do the same thing. The local police department cannot take on any extra developments/housing without proper budgeting. The residents of this development will most likely recreate in the local forests, which is covered by Forest Service Law Enforcement and the Kittitas County Sheriff's Office. I don't see in any of the plans to provide extra funding to either of these entities.

The current Cle Elum Fire Department is volunteer only. There will need to be a budget to fully fund and staff a career fire department if this development goes in. Ambulance services will also need to be expanded. I don't believe these high dollar budget items are being properly accounted for.

Another of my concerns is the negative impact this development will have on the Washington State Horse Park. The Horse Park has worked very hard to develop a trail system through the wooded areas that is used by thousands of equestrians annually. These activities are very beneficial to the community's economy due to the riders staying in local hotels, eating at restaurants and having a very low impact on schools, police, and fire services.

I would request the City preserve the 75 acres and 8-acre buffer zone and let it be included permanently in with the horse park. This will provide a safe environment for riders and maintain the positive economic impact that the equestrian community has on the City.

There are also a lot of wildlife who call the Bullfrog Flats area "home". This development will negatively impact wildlife in the area. The wildlife are already struggling from recent forest fires and being moved out of their normal territories by other developments. By preserving as much forested/wooded land as possible, this will lessen the impact on wildlife in the area.

In closing, please vote "no" on the proposed 47 Degrees North project. Putting a trailer park style housing development within City limits will negatively impact the City, its residents, wildlife, and many others. Thank you for your consideration.

Sincerely,

Jennifer E. Rogers

Name: JERALD PAGUE

Address: 4161 AIRPORT RD.
CLE ELUM WA 98922

Email: PAGUENADEY@GMAIL.COM

Phone: 509 674 7324

Date: 6-5-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jerald Pague

Signature

Virgil Amick

From: Jerri Pardini <garlic_gulch@hotmail.com>
Sent: Wednesday, June 21, 2023 9:17 AM
To: Planning
Subject: Oppose 47° North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We are writing in total opposition to the 47° North development. Nothing - I repeat nothing - about this proposal will do anything beneficial for Upper Kittitas County! Both of us were born, raised, lived, educated and worked in Roslyn and Cle Elum. Our families lived and worked in UKC since the early 1900's...some owned and operated businesses and served in local groups and politics.

First of all, the company proposing the development does not have a good record of completing their projects without serious problems being dropped on the communities.

Second, the development is touted as being "affordable" housing. How? The price for a manufactured home is starting at $350k. The buyer will not own the property and they will be subject to unlimited maintenance fees in addition to their house payment! Affordable?

Third, the UKC already has serious traffic and service issues due to the huge influx of people seeking to leave the west side! Yet there is no provision or budget for the necessary increase in police, fire and emergency medical services, all of which are currently strained without the addition of this woefully lacking development. There are not enough county or city services to provide infrastructure maintenance. Limited ingress and egress via local roads already could cause a disaster in case of a large fire or other natural disaster. Is it realistic to add hundreds more cars to that mess? And one grocery store? Seriously?

From watching this development progress and the absolutely ridiculous agreement given by the Cle Elum mayor and council, it appears every one of them is sadly influenced only by the promise of the almighty dollar rather than common sense and concern for the residents of the UKC! Disgusting!

Stop this development and any more like it!

Robert & Jerri Pardini
2724 NW Columbia Avenue
East Wenatchee WA. 98802
garlic_gulch@hotmail.com
509-690-8374

Sent from my iPhone

Virgil Amick

From: Jerry Martin <JerryM@fjmartin.com>
Sent: Friday, May 26, 2023 12:52 PM
To: Planning
Cc: Jay McGowan; 'glondo@cleelum.gov'; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Project Comments

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you for considering our comments. Our home is located at 1731 Coal Mine Way, Cle Elum, WA 98922. Being part of the Cle Elum community has surpassed our expectations in terms of recreational diversity, safety and welcoming business/community resources. When we purchased our home in 2020, we were not aware of the possibility of a 47 Degrees North Project. We now are familiar with the presently proposed development; and, that it has evolved from a project that was introduced over 20 years ago. We can only imagine the growth that has physically occurred over the ensuing years in Cle Elum, including: Suncadia and Tumble Creek, plus the Roslyn, Ronald to Salmon La Sac corridor. While we did not live through these changes and their impacts, allow us to share our present day comments and concerns.

- We appreciate the need for affordable housing that complements Cle Elum's neighborhoods in terms of density, design and safety to perpetuate the integrity of Cle Elem.
- We question the ability of the community to sustain the resulting demands on the local roads, power grid, water and sewer systems which the 47 Degree North Project could create.
- Can the local public safety apparatus scale up to accommodate the scale of this non-permanent/fixed population?
- We are concerned by the consequent increase of traffic on Bullfrog Road including the I90 entrances. The summer Sunday afternoon experiences already include traffic driving around I 90 congestion and utilizing Bullfrog as the final link in a "Waze" shortcut strategy. Add to this the flow of cars from the communities west of Cle Elum and the present volume appears to tax the capacity of Bullfrog Road and adjoining arterials. Can the Cle Elum weekend road system accommodate additionally hundreds of motor homes?
- We are very concerned what the evacuation experience would be like during a natural disaster, like a forest fire.
- We are in awe of the elk and deer herds that frequent our area, especially in close proximity to Bullfrog Road. How would a new large scale development impact their existence and habitat?

Reflecting these concerns, we ask that you not allow the revised 47 Degrees North Project to proceed.

Regards,
Jerry & Ruthann Martin

1731 Coal Mine Way
Cle Elum, WA 98922

206-979-3103

Name: Jessica Blair

Address: 35 4th Street
Roslyn WA 98941

Email:

Phone: 509 304 5412

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jessica Gray

Address: 415 W 1st St
Cle Elum, WA 98922

Email:

Phone: 509-859-1939

Date: 6-14-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

6-23-23

How do I speak for the trees, the Elk, the songbirds & bats
For the bear or for the children that have not been born yet.

Dear Reader & City of Cle Elum
This is my single cry that you do not allow 47 degrees North Housing Development to go forward, And I know I am not alone.

Our forests are critical for the survival of so many, including us.
The trees that carry Rain from the Ocean inland to us and beyond. We should not cut off the water cycle, We All need it.

It is true we need affordable housing
But we also need a healthy forest to cool, shelter, & bring the rain.

47° North Housing Development does not ensure future affordable housing.
But it will displace more wildlife that truly need it.
We have been experiencing heat events that threaten the forests and our basic health
We need the collective biodiverse wild forest to help cool this valley. Please take a walk and feel the forest, and then compare this to town where the open Sunny concrete is at least 10° warmer & drier.

Please consider how fortunate we are to have our forests and act to protect them.

How will we act as ancestors
For the people, animals and plants that come after us.

Thank you for your time & thoughtful consideration

Jessica Simpson
7491 Lower Peoh Pt. Rd.
Cle Elum, WA
98922

While I did not focus on the impact on town a few thoughts:
- Garbage increase
- Traffic increase
- water consumption increase
- Evacuation Plans in case of Fire
- Schools
- And many other Resources
- Social Consequences of Doubling Population in one Development Rather than thoughtful Steady slow growth.

June 8, 2023

City of Cle Elum Planning Department
119 W First Street
Cle Elem, WA 98922

RE: Objection to the Latitude 47 project

Dear Cle Elum Planning Department,

I am writing today regarding my objections to pending permit application submitted for the proposed 47 Degrees North project.

I am the fourth generation of Roslyn and Cle Elum residence. All 4 of my grandparents were brought her from Europe by their parents who came for jobs in the mines ((Carolo, Arstonic, Rushton & Pasquin). All of my great grandparents were laid to rest in the Roslyn Cemetery. My grandparents still live on Pennsylvania Street in Roslyn.

This proposed development would create a hardship for long time (and mostly elderly) residents who already struggle with the traffic and just getting in and out of the Safeway most days. The roads aren't ready for it, the environment isn't ready for it and as far as I can tell by talking to many local residents and business owners, the people of this area are not ready for it.

Sincerely,

Jessica Rushton-Sternberg

Name: Jill C. Edson

Address: 471 Majestic Hts Rd.
Ellensburg, WA 98926

Email: jill.fidelity@gmail.com

Phone: 509.929.5455

Date: 5/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jill C. Edson

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Alfred Greiner and Jill E. Ford Date: May 28, 2023

Address: 403 S 1st Street, Roslyn WA 98941

Email: greinerac@gmail.com and Jille_ford@yahoo.com

Phone: 509 649 5389

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, not just as a private resort/manufactured home community/retail center.

A few additional thoughts related to the approval of the Sun Communities 47° North proposal. The decision will have long-lasting impact on the area. Cle Elum is on an upward trajectory. Ever increasing pride in the community and of home ownership, upgrades to the downtown business area, good communications infrastructure, along with the continuing efforts to improve the already quality education offered by the local schools, to name a few. Considering the: improvements to Interstate 90 heading into the Seattle area and the paradigm shift of businesses offering well-paid opportunities for employment, which only requires being in the office a few days a week or even periodically each month will increase demand for home ownership from professionals seeking a rural quality of life along with all the other advantages such as quality schools and well-planned city infrastructure Cle Elum has to offer. The original program for the expansion of the area proposed for the Sun Communities 47° North project was much better aligned with goals that support this potential and result in a long-lasting legacy fitting to the spirt and aspirations of this wonderful community.
Lastly, having continually studied the response from the Cle Elum community over the past few years, in the minutes from the local community council meetings and in the local newspaper, it is obvious that the responses have been overwhelming negative, so, should the project be granted approval to proceed, many questions would arise which would warrant further investigation, for example:

- At inception what was promised to the original stakeholders of Sun Country Communities related to the management of any overwhelming negative response to the project proposal from the people of Cle Elum and surrounding communities?

- Why was the community's response not given proper priority in the decision to approve or not approve the Sun Communities 47° North proposal?

For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Alfred Greiner
Communication Infrastructure Engineer - Retired

Jill E. Ford
Higher Education professor

Roslyn Homeowners

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jim & Kathy Rayborn (name)

411 Beaver Ln, Cle Elum (address)

(over)

47° N is not a project (as required by City Policy) that is dedicated to the city "at no cost." It is not a public asset that generates net revenue.

It worsens the affordable housing problem & does not support downtown business.

Please, prayfully consider the impact this will have on our community...

Vote NO!

Virgil Amick

From: Jim & Lynn French <frenchlyjd@gmail.com>
Sent: Monday, May 1, 2023 2:07 PM
To: Planning
Subject: 47* North objections

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Upper county has already seen an enormous influx of inhabitants from all around the country.
Infrastructure is inadequate NOW. This many new residents would cause a huge demand for non-existent water resources. It would further crowd the small town of Cle Elum to the point that it would no longer be livable for the current inhabitants who already have inadequate grocery supply. Inadequate job opportunities and over use of recreational facilities.
Businesses are closing at a rapid rate. Remember M&M hardware? Remember Coast to Coast? Now Bator Lumber is closing shop. It is too expensive to operate a business when so many residents commute, thus shopping on the West side before traveling the pass to their homes.
The Cle Elum area is losing the people whose names are on the road signs. Mastersons, Markovich, etc.
There just isn't room for this many new dwellings. There would need to be stop lights at every intersection.
What I loved about this town is gone now. 47* would destroy what is left.

Jim French
Long time resident and business owner.
--
Jim and Lynn French

Name: Jim Golden

Address: 361 Cascade View Dr
Ronald WA 98940

Email: Jmgolden54@gmail.com

Phone: 206-972-4957

Date: June 14 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

James M Golden

Signature

Name: Jim Rossignol

Address: PO Box 306
Roslyn, WA 98941

Email: /

Phone:

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jo Stone

Address: 108 Blue Flame Lane
Cle Elum, WA 98922

Email: stonejo77@outlook.com

Phone: 206-790-3581

Date: June 1, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jo Stone

Name: JOANNE L HUTCHINSON

Date: 6-14-23

Address: 910 IRON MOUNTAIN RD
CLE ELUM WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

JoAnne Hutchinson

Signature

Virgil Amick

From: JoAnne McDaniels <joanne.mcdaniels@gmail.com>
Sent: Thursday, June 22, 2023 9:24 AM
To: Planning
Cc: Jay McGowan; John Glondo; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; JoAnne McDaniels
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council Members, Planning Department

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my **very strong opposition** to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts to our community:

- Traffic congestion with high volume of transient visitors
- Decreased level of service for emergency medical services and possible life threatening If unable to provide timely services to our area.
- Stretching and decreased level of service for police protection
- Fire protection is at risk for an area that has high stakes and risks of fire.
- Additional tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Potential to increase jobs yet this plan does little to offer adequate affordable housing options in relation to the number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volumes of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to large investment company.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

JoAnne McDaniels

Virgil Amick

From: Jo-Anne Priebe <jdpriebe@hotmail.com>
Sent: Sunday, June 25, 2023 6:28 AM
To: Planning
Subject: 47 degree north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department
Re: 47 Degrees North Proposal
I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Name: JoAnne Priebe
Address: 560 Kokanee Loop, Cle Elum, Wa

Virgil Amick

From: Joanne Stewart <joannestewart@windermere.com>
Sent: Sunday, May 21, 2023 11:24 AM
To: Planning
Subject: 47 degrees north community

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
My Husband and I are in opposition to the development being proposed for a number of reasons. The point of time this was first being considered was many years ago before there was such a real estate boom as there as been in the last so many years. The grocery store, the roads and the traffic are already bursting at the seams. The infostructure of CleElum cannot support such an inflex of people. Not only do we see this as a concern but also this was originally proposed as a way for workers in and around the area to have affordable housing but now more of a recreation people coming and going situation. For the people who live in and around the area, as well as the wild life this will be even more crowded. The city of CleElum has infostructure that is already at the end of its useful life. The Wiring and plumbing are in need of updates as it is. Our vote is NO! Thank you for your consideration,
Bill and Joanne Stewart

Joanne Stewart
Broker | Residential Specialist
Windermere Central
1302 Market St Kirkland WA 98033
Phone: (425) 444-2295 | FAX (425) 820-6318
joannestewart@windermere.com

TRAVIS STEWART
REAL ESTATE
Travis & Team
www.travisstewartre.com

Name: Jody Underwood

Address: 111 Hermitage Dr
Cle Elum, 98922

Email: joka59@comcast.net

Phone: 360-789-2938

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Date: _____

ADDITIONAL COMMENTS: First of all, thank you for taking the time to read this and for counting me among the many others opposed to the 47 North project. I appreciate all you do for this community. I own a vacation home in Cle Elum, so I do understand why people want to be here for recreation. As a property owner I see a vast contrast in my connection to the community and someone who may come for a short time. The 47 North project would be disasterous for the greater Cle Elum/Roslyn area. I urge you to take the long view on this development as the cost-benefit ratio seems very favorably tilted toward the developer. Costs would eventually be shouldered by local property owners, and without any real benefit to UKC as a whole. I think there are better plans for growth in our community that would be beneficial and sustainable. Thank you for considering this view. Jolly

SEND LETTERS TO:

.gov

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Joe & Cindy Peach

Address: 311 Beechwood Ln
Lake Cle Elum, Wa.

Email: pcynjo2@gmail.com

Phone: 425-281-0664 Joe
425-281-1767 Cindy

Date: 5-27-23

RECEIVED
JUN 09 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

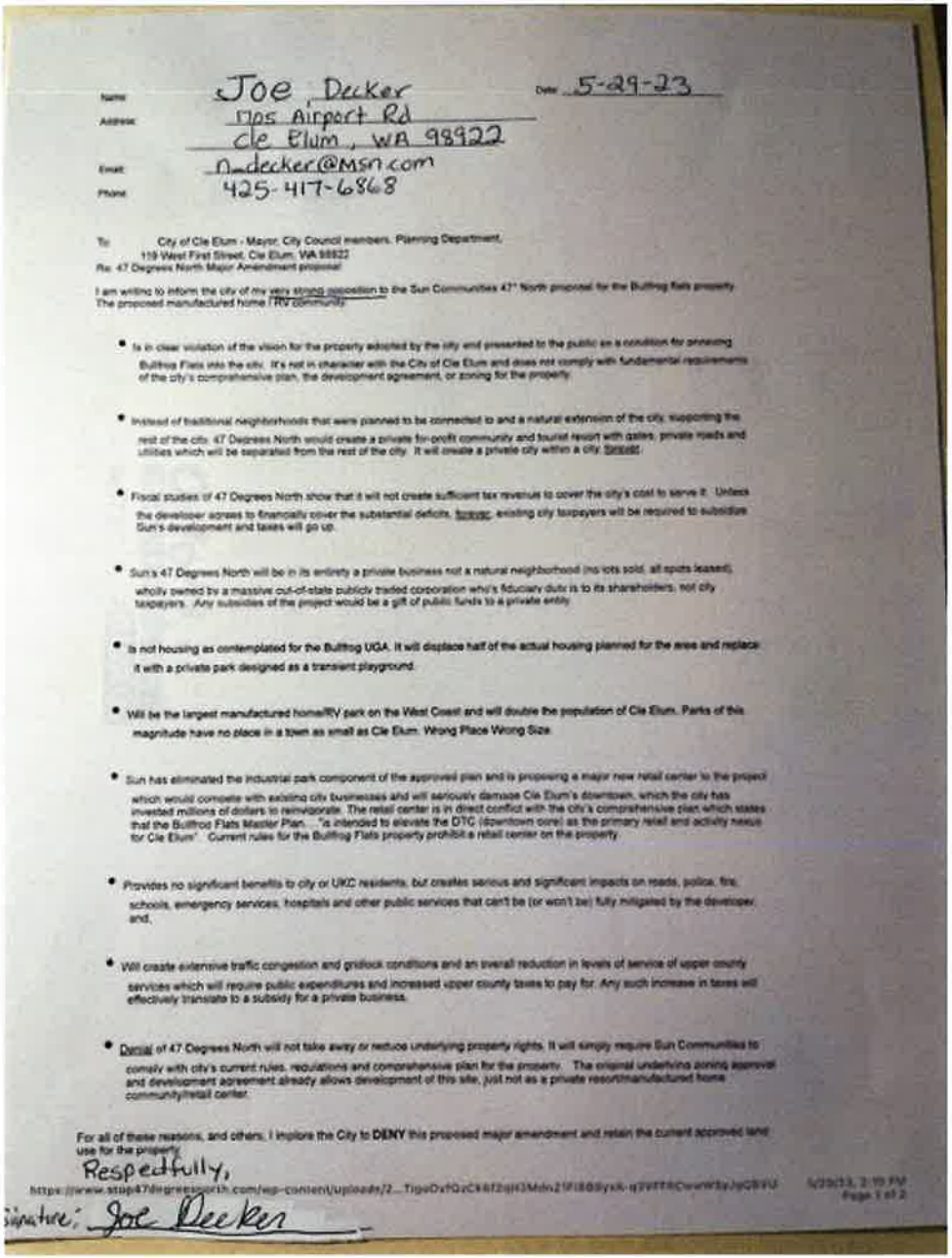
Joe & Cindy Peach

Signature

Virgil Amick

From: Nancy Decker <n_decker@msn.com>
Sent: Monday, May 29, 2023 3:37 PM
To: Planning
Cc: Jay McGowan
Subject: 47Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



Name: Joe, Decker Date: 5-29-23

Address: 1105 Airport Rd
Cle Elum, WA 98922

Email: n_decker@msn.com

Phone: 425-417-6868

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city. Sprawl!
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parts of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan... "is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business.
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

https://www.stop47degreesnorth.com/wp-content/uploads/2...TipoDxfQuC84f2qjH3Mdn21FIBBSyxk-g2vtYfiCwvnY8xJqQB4U 5/29/23, 2:10 PM Page 1 of 2

Signature: Joe Decker

360 Colfax Rd
Cle Elum, WA 98922

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts
On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested
The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments
The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

Joe Loran

June 16, 2023

360 Colfax Rd
Cle Elum, WA 98922

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joe Loran
joeyloran@gmail.com
253-678-9113

Name: Joe Muskett Date: June 15, 2023

Address: 560 Bakers Road
Roslyn, WA 98940

Email: joesathere@yahoo.com

Phone: 509-904-9504

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create enough tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, which will be a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Joe Thomer

305 West California Ave

Roslyn, WA 98941

Email: jpthomer@yahoo.com

Phone: 425-454-2001

June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, FOREVER.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, FOREVER, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be, in its entirety, a private business, not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with the city's current rules, regulations, and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, but not as a private resort/manufactured home community/retail center.

For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joe Thomer

Virgil Amick

From: Joe Willits <Joe.Willits@hotmail.com>
Sent: Tuesday, June 20, 2023 9:18 AM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Joseph Willits
6/20/23
181 lannigan springs Cle Elum Wa 98922
425-315-3114

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

□ Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

□ Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

□ Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

□ Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

□ Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

□ Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

□ Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

□ Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The

original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joseph willits

June 16, 2023

313 E Kristen Ave
Ellensburg, WA 98926

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

John Corbett
cashnrc@hotmail.com
509-306-9569

313 E Kristen Ave
Ellensburg, WA 98926

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts
On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested
The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments
The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

John Corbett

Virgil Amick

From: John Crawford <johncrawford3@gmail.com>
Sent: Tuesday, May 9, 2023 11:00 AM
To: Planning; Jay McGowan
Subject: 47 Degrees North Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

5/9/2023
John and Beth Crawford
1041 S Cle Elum Ridge Road
Cle Elum, WA 98922
johncrawford3@gmail.com
858-245-7714

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

While we are not opposed to responsible development in the area, this amendment provides no benefit to the citizens of Cle Elum and surrounding areas, and will cost the city more to serve it than will be generated by the development's tax revenue.

I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,
John and Beth Crawford

May 13, 2023

John Evans
230 Black Nugget Lane
Cle Elum, WA 98922
John.evans@wwt.com
425-802-8578

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I oppose Sun Communities 47° North proposal for the Bullfrog flats property. I am in agreeance with my community members and concur that your proposed development is detrimental to Cle Elum as follows:

- It is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- It is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

John Evans

Virgil Amick

From: Planning
Sent: Thursday, April 27, 2023 2:19 PM
To: Kathi Swanson; Virgil Amick
Subject: FW: 47 N Grocery Store

Public comment for 47 North. Is there a way we are managing these? I know Gregg wants to make sure we record all of these, including the ones that came in prior to the public comment period starting.

C

From: JOHN GOLUBIEC <POLYWAYS@hotmail.com>
Sent: Thursday, April 27, 2023 2:15 PM
To: Planning <planning@cleelum.gov>
Subject: 47 N Grocery Store

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sirs

What is the plan to permit and build a new grocery store.? Who is in charge of locating a chain to build here? As everyone knows our Safeway is stressed and especially on summer weekends. The influx of tourists on top of local needs is huge.

Will it be started as the development is started because other developments are in process for the last few years in the upper valley right now and are adding many full and part time residents.

I would strongly oppose that a grocery store be planned a year or longer after final approval of 47N and I think many residents feel the same of the lack of clarity on this issue.

John Golubiec

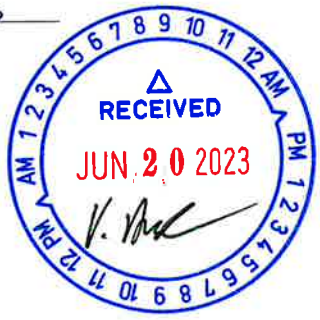
Bell Creek HOA
Lake Cle Elum

Name: JOHN STEVEN GRISWOLD Date: 6/18/2023

Address: 203 ELK HAVEN ROAD
CLE ELUM, WA 98922

Email: GRIZ98922@GMAIL.COM

Phone: 509-674-1165



To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Virgil Amick

From: John Kovacevich <john.ellen.kovac@gmail.com>
Sent: Thursday, May 11, 2023 1:03 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

John and Ellen Kovacevich
5/11/2023
1451 Kokanee Loop
Cle Elum, WA 98922

Email: john.ellen.kovac@gmail.com
Phone: 206-669-7854

To: City of Cle Elum - Mayor, City Council members and Planning Department
119 West First Street, Cle Elum, WA 98922
This note is my written opposition to the Sun Communities 47 Degrees North proposal for the Bullfrog Flats property. The type of development proposed is NOT in Cle Elum's best interest to allow. This proposed manufactured home / RV Community will impact Cle Elum negatively,, the following are just some of the impacts:

- Traffic gridlock with a high volume of transient visitors in large recreational vehicles
- Transient visitors traveling and residing in close proximity to local schools
- Decreased level of service for emergency medical services, impacted

- by transient visitors

- Decreased level of service for police protection, impacted by transient visitors

- Decreased level of service for fire protection, impacted by transient visitors

- Increased tax burden on existing property owners for upgrading infrastructure- water, sewer, power, roads, etc

- Adverse impact to local and downtown business as the 'resort' financial plan, will have transient visitor spend remaining mainly with and at the resort

- Impact of local affordable housing with Resort Support staff hiring

- Current 'Short Term Rental' tax revenue is applied to tourism, NOT impacted infrastructure

- Resort profits will be mainly funneled out of the Cle Elum community

For these and many other reasons not listed, I emphatically request the City DENY this proposed major amendment and retain the current approved land use for the property. We really love our Cle Elum community and hope you can prove your love with a strong decision not to approve.

Respectfully,
John and Ellen Kovacevich

Name: John F. Plesha

Address: 600 White Fir Dr.
Ronald, Wa. 98940

Email: jjplesha@gmail.com

Phone: 509-649-2526

Date: May 31, 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

John F. Plesha

Signature

Virgil Amick

From: John welk <jwconstruction.nb@gmail.com>
Sent: Sunday, June 25, 2023 9:09 PM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Kim Welk
521 Powerline road
Cle Elum Wa 98922

Virgil Amick

From: berknuts@net-venture.com
Sent: Friday, June 23, 2023 9:15 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing to convey my strong Opposition to the 47 Degrees North Major Amendment proposal. This one decision can destroy the whole area with its small-town feel with irreversible affects and overwhelm the community and all of its infrastructure. This area is suited for traditional neighborhoods not mobile homes!! Please, if you have any concern for the quality of life in our community vote **NO** and stop this now.

Sincerely, John Windh 33 year resident
880 Sandy Ridge Road
Cle Elum WA. 98922

Virgil Amick

From: Jon Herman <stratoonist@yahoo.com>
Sent: Sunday, June 25, 2023 12:46 PM
To: Planning
Subject: Re: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. Although this is a form letter, be assured that it accurately expresses my views on this issue.

The proposed manufactured home/RV community:
· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
· Provides no significant benefits to upper valley residents and tax payers,
· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Sincerely,

Jon R. Herman
PO Box 1079
Roslyn, WA 98941
stratoonist@yahoo.com
509-260-1653

Virgil Amick

From: Josh Bales <bales.josh@gmail.com>
Sent: Wednesday, June 21, 2023 8:05 PM
To: Planning
Subject: Deny 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Council and Mayor

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

From: Bales family
681 Cabin Trail Drive, Cle Elum, WA

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulationsand comprehensive plan for the property. The

original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Josh Bales
Sent from my iPhone

Virgil Amick

From: Josh Matson <jmatson@central.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing this letter as a very concerned citizen of Upper Kittitas County. My wife and I moved to Cle Elum about 5 years ago to start to raise our family. We loved the area, the friendly small town vibe, the schools, the community, the neighbors, etc. I know growth is inevitable (everyone who moves here always wants to be the last), but to make such a large population jump with the addition of thousands of families between the 2 new proposed developments (the one on Cle Elum ridge along with 47 degrees north) just seems very irresponsible. Cle Elum already has infrastructure problems. Our roads, our health care, law enforcement, fire fighters, grocery stores are going to be stressed to the max daily, let alone what will happen when summer comes and the flood gates of people flock to our county to recreate. The roads that are already backed up for hours on weekends will be a daily occurrence. Our 1 small Grocery store already can't keep up especially in the summer.

My main concern with the addition to the new developments is the schools. I have a child in elementary, middle school and high school. With the addition of a few hundred more kids where are these kids going to go to school? No way will the current schools be able to handle this many extra students, without building new buildings. To think the residents will approve new school bonds and levies for more and new schools after the city created this problem is wishful thinking, it won't happen.

Please don't allow this development to come in and ruin our great City, there is too much at risk.

Thank you,

Josh Matson

Disclaimer: This communication and any attachments contain private, confidential, privileged and/or proprietary information intended solely for the Recipient(s) named above. If you are not the intended Recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If received in error, we apologize and ask that you please notify the Sender by returning this e-mail and permanently deleting this communication from your computer, including destruction of any printed copies. Any views expressed herein are not necessarily those of the Company represented by this e-mail source. No contracts, agreements or legally binding understandings may be entered into solely by an e-mail communication.

Virgil Amick

From: Joy Mendes <joymendes1@gmail.com>
Sent: Tuesday, May 30, 2023 7:25 AM
To: Planning
Cc: Joy Mendes
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Department,

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. I have owned in Cle Elum for 4 years, and plan to build my retirement home in Cle Elum. We plan to retire here to enjoy the small-town feel, gracious residents and the tremendous opportunities for recreation and simply enjoying our quiet outdoors.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, campsites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips through our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. We've seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joy Mendes

222 Cake Box Ln

Clea Elum, WA 98922

joymendes1@gmail.com

Name: Joye Frederick

Address: 113 E 2nd St

Email:

Phone: Cle Elum WA

Date:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joye St. Frederick

Signature

Name: Joyce Jones

Address: 461 Heron DR
Cle Elum WA 98922

Email: djandjs6@gmail.com

Phone: 509-929-0906

Date: 5/30/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joyce A Jones

Signature

April 28 2023

RECEIVED
MAY 03 2023
BY: WP

City of Cle Elum

Please STOP 47 No from
coming to our town

Jaye Sinister
113 E 2nd St.
Cle Elum Wa

Name: Judd Duenweg

Address: PO Box 8
Ronald, WA 98940

Email: jbduenweg@gmail.com

Phone: 509-656-4933

Date: 6/15/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Judith A. Plesha
Address: 600 White Fir Dr.
Ronald, Wa. 98940
Email: jjplesha@gmail.com
Phone: 509-649-2526

Date: May 31, 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Judith A. Plesha
Signature

Virgil Amick

From: Judi Kennedy <djudikennedy@gmail.com>
Sent: Saturday, May 6, 2023 12:04 PM
To: Planning
Subject: Please Stop 47 degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

Please stop 47 degrees North Project

The Cle Elum area was built upon hard work and effort and protecting the historical roots of this community is essential by keeping the standards that our ancestors also laboured to preserve.

This is not a "transient" community. Please stop the 47 degrees North Project from proceeding, and protect our Community from dealing with "short term housing" and the increased traffic and policing it would require.

We value the tourists that choose to vacation here because it is a safe and secure environment and they too value the history that has been preserved that they may share with future generations

Thank you

Judi Kennedy
121 Elk Sedge, Cle elum

Name: Judy Valentine
Address: P.O. Box 1118
110 Lone Fir Lane, Cle Elum
Email: judyavalentine@outlook.com
Phone: 360-913-3373

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Judy Valentine
Signature

Virgil Amick

From: Julana Ridlon <jridlon@live.com>
Sent: Monday, June 19, 2023 8:04 PM
To: Jay McGowan; Planning; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundin; Sarah Lackey
Subject: 47 North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Julana Ridlon

Virgil Amick

From: Jules Marks <jennypnw@gmail.com>
Sent: Saturday, June 17, 2023 7:32 AM
To: Planning
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Re: 47 Degrees North Major Amendment Proposal
I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed

major amendment and retain the current approved land use for the property.

Jenny Aurit
411 W. Utah Ave.
Roslyn, WA 98941

Virgil Amick

From: Julie Coffey <runtostayyoung@msn.com>
Sent: Monday, June 26, 2023 8:08 AM
To: Planning
Subject: Stop 47 Degrees North!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

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· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Julie Coffey
41 Cake Box Ln

Cle Elum, WA 98922

Virgil Amick

From: Tom and Julie Oresman <jultom@comcast.net>
Sent: Friday, May 19, 2023 8:35 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

We are adamantly opposed to the 47 Degrees North project.

Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

WRONG PLACE AND WRONG SIZE.....

Respectfully,

Julie Oresman

411 Maple Leaf Loop
Cle Elum, WA

Name: Julie Stevens

Address: 31010 Airport Rd
Cle Elum WA

Email: juliesinseattle@gmail.com

Phone: 206.905.3725

Date: 6/16/23

Stop 47 Degrees North.com

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Julie Stevens

Signature

Julie Thomer

305 West California Ave

Roslyn, WA 98941

Email: nerdygirl@hotmail.com

Phone: 425-454-2001

June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, FOREVER, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Julie Thomer

Virgil Amick

From: June L. jones <juneljones@hotmail.com>
Sent: Friday, May 26, 2023 10:52 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mayor McGowan, City Council Members:

I am writing to express my strong opposition to the Sun Communities proposal for the Bullfrog flats property. The decision will be in your hands, but the people of Upper Kittitas County are clearly opposed to the project. In truth, I believe it will impact Roslyn, Ronald, Suncadia, and those of us who live west of the Cle Elum City core, more than the actual city of Cle Elum. I implore you to consider the points of opposition that Roslyn officials and the county Sheriff have brought forth to you in their letters of opposition.

Clearly, our infrastructure will not support this community and, as a resident who travels Bullfrog Road frequently, the traffic that this development will bring is of great concern to me. Already on Sunday afternoons in summer, my husband and I do not leave our home in Sun Country because of the backups on I90, let alone 903 and Bullfrog Road. The Farmer's Market in Roslyn? Nope, we don't want to fight the traffic at the roundabouts to get home. When wildfire happens, there will be one way out...this should be a major concern here!

Beyond traffic, this community will simply ruin the lifestyle that we enjoy now. I equate the project with the 55+ community we travel to in winter in the Phoenix area. Manufactured homes that people buy, but don't own the property, with rents going up annually until they are no longer affordable. Hundreds of RV spaces where people come and go, with no real feeling of belonging to the community. The difference is, in Phoenix the infrastructure is there already! Even then, the people who live there year-round are relieved when we all go home because of the added traffic. So, I expect 47 Degrees North will become the summer place for Arizonans, and others, who want to escape summer heat, Sunbirds, if you will. They will come and go with no feeling for the community and no care for what they do to it. Will they bring added business to Cle Elum? Some, but how much, really, has Suncadia brought? Certainly, we can expect to pay more for everything we have here. Especially in restaurants, just as we've seen happen with the weekend warriors that come here now. Safeway caters to them too, and my understanding is that our Safeway has one of the highest price points in their system. People who have lived here all their lives are being priced out of buying property and even the food they eat! That will only get worse, in my opinion.

Wildlife and the beauty of our landscape will be decimated in the area. The beauty and serenity of Upper County will be forever changed. And how, exactly, will we be benefitted by this development? Ask yourselves, who is benefitting???? Sun Communities will be making money, and probably lots of it, from ruining our environment and lifestyle.

We simply do not have the services in place to support this type of rapid growth, and my understanding is that Sun Communities will have no obligation to provide anything in support of them. Roads, police, fire, schools, emergency services will all need to be paid for and who will be footing that bill? We, the residents of Upper County! And I ask again, what is the benefit to those who already live here and oppose this development? None that I can see.

Please do not let this happen to this beautiful place we all call home! Please!!

Respectfully,
June L Jones
170 Augusta Place, Cle Elum, WA 98922
juneljones@hotmail.com
509-674-5037

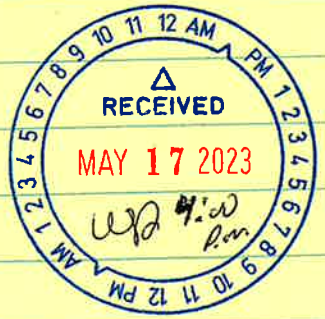
May 17, 2023

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

Attn. Planning Dept / 47 Degrees North

Please add my name to the list of local residents who are strongly opposed to this project. Nothing about this proposed development is beneficial to the long term health for our beautiful town and surrounding communities / environment. If this proposed money grab is granted it will inevitably be the end of all of our country living.

Thank You



Justin Blackburn

Justin Blackburn
2900 Red Bridge Rd.
Cle Elum WA 98922

The Honorable Jay McGowan, Mayor
The Honorable City Council
119 West First Street, Cle Elum, WA 98922

May 5, 2023

Dear Mayor McGowan and Cle Elum City Council,

I am writing to express my strongly held belief that the Sun Communities 47° North proposal for the Bullfrog flats property is a horrible idea for our community. As someone who is in favor of business, economic development, affordable housing and sensible development, I see nothing positive and nothing supporting those values in the Sun Communities Proposal.

We know based on their track record that Sun Communities is a bully and is predatory in all of their dealing, with their residents, their hosting communities and everyone else. I know that they have a history of dirty tricks and legal maneuvering. I commend you as a City Government for not falling for their antics or traps to date.

Now that a vote is upon you, I urge you to send these folks packing and to protect our community from all of the awful things that Sun Communities would bring to our lovely little towns. You have the support of the community, the moral high ground and all of the political incentives to deny all that Sun Communities is proposing. I have yet to meet a person in the Upper County who is in favor of 47° North.

I trust you will do the right thing and deny the 47° North proposal.

Respectfully,

Justinian A. Davis
PO Box 395
Roslyn, WA 98941

Name: Kaitlin Ybarra

Address: 402 Lincoln Ave
South Cle Elum

Email:

Phone:

Date: 23 June 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kaitlin Ybarra

Signature

Name: Kaitlin Ybarra

Address: 402 Lincoln Ave
South Cle Elum, WA

Email:

Phone:

Date: 23 June 23

ADDITIONAL COMMENTS:

Upper Kittitas County is on a growth trajectory, but growth needs to be planned and supported in a thoughtful manner. My husband and I are both first responders (volunteer) in our community, and the insane burden to our emergency services that the 47 Degrees North project represents is appalling and untenable. Our first responders are already struggling to manage the 800+ calls a year we currently receive, and ~~more~~ more than doubling the population of Cle Elum will further jeopardize all UKC residents. The business practices (or lack thereof) demonstrated by Sun Communities (here and at their other builds) should be enough for a reasonable city government to refuse. They have already broken both rules and promises in UKC—why would we give them the opportunity to continue, in a way that could utterly break our community. Additionally, our schools, stores, and other community assets (parks etc) are simply not large enough to accommodate this kind of rapid growth. Please protect our community, your neighbors, and all the things we love about living in Upper Kittitas County. Say NO to 47° North. Thank you.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Kaley Linton

Address: 171 Portal Ct.
Cle Elum, WA 98922

Email: Kaley.Linton@hotmail.com

Phone: 206.351.7218

Date: June 18, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kameron Lewis

Address: 611 White RD. Cle Elum, WA, 98922

Email: Kamelewis@gmail.com

Phone: (509) 304-2328

Date: 5/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kameron Lewis

Signature

April 30, 2023

RECEIVED
MAY 03 2023
BY: WP

City of Cle Elum

Please stop 47 NO.
We do not need them in our
town or want them

Karen Moore Adair
512 E 2nd St
Cle Elum

Virgil Amick

From: Karen and Brad Gray <bkgray@sbcglobal.net>
Sent: Saturday, May 6, 2023 11:43 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North - NO!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

From: Karen Gray

Address: 301 Fortune Creek Lane, Cle Elum, WA 98922

Email Address: bkgray@sbcglobal.net

Phone: 818-370-5366

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- The proposed development is a clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive

plan, the development agreement, or zoning for the property. I am not against development, I'm simply against Sun Communities and this proposed plan.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers.

- The proposal does not include any mention of how the manufactured homes/lots and RV's will be maintained from a safety and esthetics point of view and or how Sun will manage these aspects of the development. It has the potential to be an eyesore in the community. Furthermore, there is no mention of what the maximum stay duration will be for the RV's - they say it is an 'RV Resort' and the word resort sounds like it would be short duration. But since there is no mention of the stay duration, it is highly likely the 'resort' will evolve into a transient, trash riddled trailer park where 'guests' can stay as long as they continue to pay rent or worse, become a place where Seattle can house their homeless population.

- It is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- It will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum practically overnight. Parks of this magnitude have no place in a town as small as Cle Elum.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- There are no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- It will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business. There are no plans to increase the number of public roads and or to widen the roads so as to mitigate the increased amount of traffic.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

- This development and its effects on the community will significantly reduce home values in the area, particularly for Suncadia and Tumble Creek home owners who live directly across Bullfrog Road. If this development is approved, we will immediately put our house on the market for sale. We have neighbors that will be doing the same.

- Sun Communities is a billion dollar publicly traded company and they can afford to walk away from this project, now and or at any time in the future. If this project is declined, they can sell the property to a more traditional builder/developer like Lennar, Pulte, Toll Brothers and D.R. Horton and still generate a sizable return to their investors. Those more traditional builders would adhere to the original plan and

generate more tax revenue for the city and grow at a pace that the county and city could absorb. However, if this project is approved by your team and the development goes in, they will have the biggest say in what happens in the city/community - essentially muting your power. And should they choose to abandon and or sell at any time, to whomever, the city and the community will be left with the mess that will take generations to recover from.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Thank you and regards,

Karen Gray

Name: KAREN HALLINAN

Address: P.O. BOX 1004
CLE ELUM, WA 98922

Email: Karene@pure-voice.net

Phone: _____

Date: June 14, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Karen Hallinan

Signature

Name: Karen Moore

Address: 512 E 2nd St

Email:

Phone: Cle Elum

Date:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

K Moore

Signature

Virgil Amick

From: KAREN OTTO <krnotto@msn.com>
Sent: Thursday, June 22, 2023 9:59 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47degreeNorth - what were you thinking?
Attachments: Stop47DegreesNorth-Sample-Letter.docx

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum,

I have been a resident of Cle Elum, in city since 1989. I worked and raised my son here. I am attaching my objection letter to this latest proposal development. As a single parent on one income, it has been a struggle to even keep up with the increased property taxes due to the influx of new homeowners coming from affluent communities.

My question to you, what benefit will this bring to the city? We are already feeling the bite, and with the other new development progressing above my residence, it appears thoughtful consideration was evasive.

Please think about your residents and the negative long-term effects this will create.

Respectfully,
Karen Otto

316 W 4th St.
Cle Elum.

KAREN N OTTO

Address: PO BOX 63 CLE ELUM / 316 W 4TH ST.

Email: krnotto@msn.com

Phone:

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Karen N Otto

Signature

Name: KAREN E PERRAULT
Address: 5905 BEAUCHENE RD
MOXEE WA 98936
Email: KAREN5905@gmail.com
Phone: 509 952 2190

Date: 5.7.23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Karen E Perrault

Signature

Name: Karla Essig

Address: [redacted] 851 Snowberry Loop
Cle Elum, WA

Email: essigseattle@comcast.net

Phone: 206-910-3919

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

K. Essig

Signature

Name: Karlee Porteous

Address: 470 Adobe RD
Cle Elum, WA 98922

Email: Karleedene@gmail.com

Phone: 425-457-0156

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Karlee Porteous

Address: 470 Adobe RD
Cle Elum, WA 98922

Email: (425-457-0156

Phone: Karleedenee@gmail.com

Date: 6/21/2023

ADDITIONAL COMMENTS:

I am a mother of 2 young boys, My husband is from Roslyn along with his father and grandfather. We live in Cle Elum and are already impacted by the growth. We are on wait lists to get childcare and our 4 year old into preschool as they are maxed out! A year out. We are very concerned about this HUGE addition to our beautiful town. Wait times at the small clinic, not too mention how much of a NIGHTMARE it is to go to our ONE grocery store in town along with all of the travellers just passing through. Traffic is getting worse and worse each year. My husband drives to Bellevue for work and the increased traffic is a huge issue for those that commute. Where are all of those people going to shop, emergency services, public services, waste management and schools?? When everything is maxed out already, this is a recipe for disaster for the people of Cle Elum and Roslyn, Police, Firefighters, SCHOOLS, land our roads.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~**May 31 to:**~~ 6/26 City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: KATE REGAN <kate@kairosconsultinggroup.com>
Sent: Tuesday, May 30, 2023 7:56 AM
To: Planning
Subject: Vote NO on 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mayor and City Council Members;

I urge you to vote "NO" on 47 degrees north.

Reasons:

1. We need affordable housing but this is not the way to get it. I hold a doctorate in psychology, but common sense also tells us that personal investment in something one owns increases it's psychological value. Psychological value increases the protection and care one shows for any kind of property. The development model for this project, as well as the development company, are predatory, as was referenced at the recent council meeting. They are designed to make the investors wealthier with little to no responsibility for the land they are leasing and the house they are selling.

My property borders an abandoned piece of property that was taken over by drug addicted squatters. They were homeless. I was and as a result have become more interested in the issues of homelessness and affordable housing in the county. However, the squatters completely trashed the property by dumping raw sewage and toxic waste onto the land and into the stream that runs through it. They moved over 40 vehicles onto the property. They trespassed on our property, and threatened us when we confronted them. They burned trash affecting the air quality instead of disposing of it properly. What they didn't burn they stuffed into the abandoned cars, left in piles or shoved onto our property. They shot at one another with guns and bows and arrows. I had a half naked man run up to my doorstep seeking protection and asking me to call the police for him while I was caring for my 11 month old grandson. It has taken the county sherrif and code enforcement department years, as well as massive amounts of resources, to move the squatters off this piece of property so the owners can reclaim it.

The development model and the company proposing it, under the project name "47 degrees North", has a history of creating abandoned properties in other places where it has been tried. With no personal ownership or investment, the city is setting itself up for massive problems without the resources to deal with them. Free housing is not the way to handle homelessness, as demonstrated by the squatters referenced above, and 47 degrees North is not the way to handle affordable housing because neither one creates psychological value in home ownership or community participation.

2. We do not have the infastructure to support this project in terms of roads, sewer, water. Not even interstate 90 at the Roslyn and Cle Elum exits can support this traffic. I live off of Westside road, which during the summer, and as we just experienced over the Memorial Day holiday, has now become the I90 bypass when the freeway has a two hour wait line.

3. We do not have the medical facilities or personnel, or the educational resources to support this kind of growth especially since City Heights is already moving forward, and 47 degrees North will not provide the property taxes necessary to pay for needed improvements.

I know you have heard all of this and more at the council meeting held at the Sr. Center. In all the time this project has been considered, I have not heard one thing in support of it.

Please VOTE NO on this proposal.

Thank you,

Kate Regan, PhD
335 Westside Rd.
Cle Elum, WA 98922
509-607-1640

Virgil Amick

From: kvg78@comcast.net

Sent: Wednesday, June 21, 2023 4:03 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

June 21, 2023

City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

My husband David and I have recently moved into our home in the area and have rapidly become engaged citizens of the Cle Elum community. As we've become more familiar with the details of the Sun Community proposal, we are very puzzledwhy this proposal has gotten this far, why it is even is under consideration, and have numerous questions that need to be considered and answered:

If you are to accept this proposal:

1. What are the benefits to the City of Cle Elum? The proposal states the benefits provided are in the "best interest of the community." The community has and is demonstrating very strong opposition to the Sun Community proposal.
2. What are the benefits to the residents of Cle Elum and surrounding region of Upper Kittitas County?
3. What are the benefits to the Cle Elum downtown businesses and retailers?
4. What are benefits to the potential owners of the manufactured homes, which doesn't appear to fit the original Suncadia vision of affordable home ownership and living for the Bullfrog property? The proposal does not include "affordable home ownership" in truth, the proposal doesn't include the opportunity for potential buyers to own the land on which the dwelling sits, preventing true equity opportunities for the buyer.

If you are to accept this proposal:

5. How will the City, County, State, and Federal entities fund and address the necessary infrastructure of the expected rapid growth, such as transportation and traffic control, police, fire and emergency services, postal services, schools, roads, water and utilities.

As the sitting Mayor and City Council of the City of Cle Elum, you owe detailed answers to these questions. You are responsible and will be held accountable if you chose not to address these critical issues and questions and address the best interest of the community. As residents of Cle Elum, we remain skeptical and do not identify any benefit to the Cle Elum region and community and strongly oppose this Sun Community proposal.

Sincerely,
Katherine Gusdorf
841 Kokanee Loop
Cle Elum, WA 98922
M: 206.714.8929

Sent from my iPhone

Katherine O. Hinton

271 Hidden Springs Rd.

Cle Elum, WA.

Kathy.O.Hinton@Gmail.com

206-963-2917

June 7, 2024

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Katherine O Hinton

Signature

Name: Kathi Price

Date: 6-14-23

Address: 711 Columbia Ave #B
Cle Elum WA. 98922

Email:

Phone: 509-304-5515

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kathi Price

Signature

Name: Kathi Price

Address: 711 Columbia Ave #B
Cle Elum WA. 98922

Email:

Phone: 509-304-5515

Date: 6-14-23

ADDITIONAL COMMENTS:

It would change our Community in a Negative way, This is Supposed to be a retirment and vacation area. It would bring in Crime Higher taxes, And only benefit - the wrong people

Kathi Price

SEND LETTERS TO:

Emailed comments must go to: **planning@~~city~~ofcleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: ksdperkins@gmail.com

Sent: Sunday, May 7, 2023 5:15 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; 'kathy Perkins'
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum - Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of **my strong opposition** to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community is clearly wrong for the city in so many ways, it is hard to put it all in a letter

Ruins the Natural Environment of the Area. It is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property. Simply put, it will take a wonderful area and make it a rundown trailer park. Given all the lawsuits against Sun communities for property neglect, this is inevitable!! **Cle Elum will be known for its trailer park instead of its beauty**. This will discourage tourists from visiting the area and will hurt the local economy. Yes, you will have tourists who live in their mobile homes but you will lose the higher rent Suncadia renters who have added a significant amount to the Cle Elum economy.

Creates a Private City Run by a Billion Dollar PUBLIC Company with no Local Ties. Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever. This city will not add to Cle Elum financially but rather use its sources to destroy it.

Does not Provide Sufficient Tax Revenue. Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up. Rising taxes on a community already struggling with rising housing costs just adds salt to the wound and force more locals out.

SUN COMMUNITIES IS A PUBLICITY TRADED COMPANY WITH NO LOCAL TIES. As an individual who has worked in finance and understands how the its duty is to the shareholders, I feel this is the MOST important fact. Sun Communities is out to make a profit and increase shareholder value. They have no obligation to Cle Elum. It is their duty to make as much money as possible. They will not do things like put in a retail center unless they can make money. Cle Elum is the little guy in this relationship. They are worth $17 billion dollars and have the financial resources to do what ever they want if Cle Elum allows them to build this project!! They don't care about the lawsuits and maintaining properties-they are too strong to care. Why do you think the attorney general is investigating them?

It is not the Housing as Contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

We will lose Valuable Tourists if we become known as the Trailer Park Town. Cle Elum will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

Retail Center will hurt Local Businesses. Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property. Plus, they may not build it since it was not required and that will impact city revenue.

Provides no significant benefits to Cle Elum or UKC residents. Instead, it creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

We do not have the Roads to Support the Increase Traffic. It will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for.

In summary, approving this project would change the future of Cle Elum forever. It will destroy the beauty of it and make it a large trailer park community without the funds to support it. My family loves Cle Elum and we do not want the City Council to approve this project and destroy it.

Sincerely,

Kathleen Perkins

421 Big Rock Lane

Cle Elum, WA 98922

Name: Kathleen Swartz

Address: 1421 Snowberry Loop
Cle Elum WA 98922

Email: Katita2004200l@yahoo.com

Phone: 206-795-4621

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kathleen Swartz
Signature

Virgil Amick

From: kw@kathleenwoodward.com
Sent: Tuesday, May 30, 2023 10:39 PM
To: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; Planning
Subject: 47° North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

PLEASE STOP 47° North!!
I am absolutely opposed to the proposed 47° N. project on the Bullfrog flats property!!
This proposed development is absolutely antithetical to the friendly rural town that we have loved and lived in, full-time, for the past 15 years. Prior to moving closer to town, we owned acreage off West Nelsonsiding Rd.
Granted, we need to allow for the natural growth that accompanies people like ourselves moving away from the frantic pace and ugly culture of the cities, however, the mega growth and proposed influx of thousands of transients within a five-year period would devastate our lovely town and everything it stands for.
We need PERMANENT RESIDENTS, like ourselves, who live here 365 days a year, raise our children here, go to church here, pay our taxes here, and are of benefit to the community as a whole.
We need more traditional neighborhoods built around the natural beauty of this area.
How can you possibly consider a glorified trailer park, larger than anything else statewide, that will double the population of Cle Elum and replace residents with transients?
A transient population has no benefit to our city. It creates serious and significant impacts on the an already fragile infrastructure-water, roads, sewer, the police, not to mention the already high risk of fire and crime.
What we need are people who are committed to Cle Elum; people who work here, have shops and businesses here, who live in real homes, who will raise their children here, attend school here and be solid citizens with a vested interest and purchase in our community.
Please don't look at this plan as a way to 'get' upgraded infrastructure. Selling the soul of Cle Elum for some promises of new roads and a grocery store is astoundingly short sided. More concrete at the sacrifice of our beautiful forests; higher crime, paralyzing traffic and smog on those hot summer days... other large housing developments already slated to be built as our economy and property values begin to plummet... 47° North as currently planned would kill Cle Elum.

Sincerely,
Kathleen Woodward
Kw@kathleenwoodward.com
490 iron monarch loop,
Cle elum, Wa 98922
206.719.1036

Name: Kathy Cox

Date: 6-2-23

Address: PO Box 335
Cle Elum Wa 98922

Email: KathyCox301@yahoo.com

Phone: 206 714 7901

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kathleen M Cox

Signature

Name: Kathy Cox

Address: PO Box 335
Cle Elum Wa

Email: kathycox301@yahoo.com

Phone: 206 714 7901

Date: 6-2-23

ADDITIONAL COMMENTS:

Jay you know better
John G. how did this get pass you

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Kathy Kratzer <kathykratzer@msn.com>
Sent: Friday, June 16, 2023 8:27 AM
To: mcgowan@cleelum.gov; Rob Omans; Kathi Swanson; Greg Dohrn; Alexandra@kenyondisend.com; terry@nkctribune.com; Gary Berndt; Matt Fluegge; Elizabeth Torrey; Colin Brissey; Pant Kantwill; Virgil Amick; Ian Steele; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; slackey@cleelum.com
Subject: 47 Degrees North Major Amendment, SEPA and Development Agreement

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment, SEPA and Development Agreement

Thank you for the opportunity to provide my comments on the Sun Communities 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. This email contains my comments on traffic only. Future emails will address other aspects of the application.

Comments on the SEIS/Addendum Traffic Analysis

The SEPA Traffic analysis has a number of major flaws which result in significantly understating the amount of congestion on the city and county road system both with and without 47 Degree North. These flaws significantly overestimate the road capacity that's available for 47 Degrees North traffic. SEPA should not be closed until the traffic analysis is corrected.

Specifically:

1. The 47°N traffic study doesn't include the full buildout traffic of major developments already approved, vested and in the pipeline (Suncadia, City Heights and Ronald PUD/Hotel). Because Sun assumed such a short buildout period for 47 Degrees North (5 years), the project is essentially trying to "cut the line" by getting its traffic in the road system before other approved major developments are completed. 47 Degrees North is essentially proposing to use up road capacity that is already allocated to others. Full buildout of approved, but

not yet completed, developments cannot be ignored. They have legal vested rights to complete their projects and add their traffic. 47°N traffic will be added to that, not replace it.

The significance of this error is that if all the traffic from approved developments is included we are likely to find that the city and UKC road systems are already significantly beyond their max capacity and there is little or no capacity for 47 Degrees North without massive investments in infrastructure that will take many years to complete.

2. The Addendum traffic study ignores peak summer weekends (Friday evening through Sunday evening) for mitigation purposes.

Roughly half of 47 Degrees North is an RV resort, a business that will operate at maximum capacity on summer weekends, and the other half is a manufactured home community assumed to have a high percentage of 2nd homes that will be weekend getaways or short-term weekend rentals, again, operating at maximum capacity on summer weekends. Sun's business plan will clearly be to maximize summer weekend occupancy. Yet the traffic report uses weekday evenings as the basis for mitigation.

This is a flawed assumption for assessing impacts. We who live here know the traffic patterns; our businesses and emergency responders know the patterns. On summer weekends our UKC streets are packed and on weekday evenings the streets are largely empty. Irrespective of any comp plan policy, best practices for traffic studies require that mitigations be applied to the impacts of a project whenever that might be. Sun should be required to mitigate its full impacts... which are on weekends.

3. It does not appear that Large RV's and travel trailers (oversize vehicles) are fully accounted for in the traffic analysis. It appears they were counted as if they were trips from a typical passenger car. Standard traffic analysis protocol is that oversize vehicles count as more than one passenger vehicle trip because they occupy more space (and time) on the roadway. Given that Sun's RV resort will introduce a very large number of oversize vehicles, improperly accounting for them significantly understates the real impacts from the project.

4. The traffic analysis didn't study the need for road widening on Bullfrog Rd or SR 903 (i.e. a corridor study). The study only looked at intersections. With the large amount of traffic added by 47 Degrees North onto Bullfrog Rd and SR 903, together with the large amount of traffic already drawn to these roads by the school campus, Suncadia, future City Heights access, transfer station etc., it is essential to analyze whether these

roadway corridors will be over capacity and will need to be widened or lanes added. The fact that this wasn't studied is a major oversight.

5. The traffic analysis of the I-90 Exit 80 ramps is flawed because it does not reflect the gridlock effects from the freeway during peak summer weekend periods. We who live here know that on peak summer weekends traffic backs up past the weigh station onto Bullfrog Rd. often past the Tumble Creek entrance. And that's before adding the additional background from Suncadia, City Heights and other major projects vested and in the pipeline.

During peak summer periods no mitigation at the ramps can be effective until if/when the freeway itself is fixed. Adding the 47 Degree North traffic will simply make peak backups worse, perhaps extending all the way to the Suncadia Trail main entrance or further.

6. There is no analysis of cut through or bypass traffic when the freeway is in gridlock condition. We who live here know that on peak summer weekends significant bypass traffic occurs on Cle Elum 1st and 2nd Streets, SR 903 and Bullfrog Rd. How will the proposed 47 Degrees North collector arterial (connecting SR 903 to Bullfrog Rd.) function during bypass events and how will this affect queues and backups at exit 80?

7. The studies didn't analyze the impact of major congestion on the ability of our emergency responders and law enforcement to respond to accidents and emergencies, nor the impact of congestion on wildfire evacuation. We who live here know that emergency vehicle access is currently a major issue and it can only be expected to worsen. The fact that this wasn't studied is a major oversight. The city committed to looking at emergency evacuation during scoping.

Conclusion - The 47 Degree North traffic analysis doesn't accurately report traffic from 47°N. It significantly understates congestion on the city and UKC road network both with and without 47 Degrees North and so it is flawed. No further action should be taken until the Addendum traffic analysis is corrected.

Comments on the Draft Development Agreement

Until the SEPA traffic analysis is updated to correctly reflect expected congestion and impacts no action should be taken on the development agreement because it will be based on flawed data. However, since the Draft agreement is a part of the application materials, I provide my initial comments on the Exhibit D - 47 North Transportation Impact Mitigation Plan.

When reviewing the agreement, I ask the city to think about recent experiences with the City Heights Development Agreement. Many provisions in Development Agreements may seem simple and benign at first but carry interpretations that have impacts far beyond original intents and understandings. Yet they obligate the city to accept responsibilities, costs and risks regardless of the passage of time. The 47 Degree North Development Agreement carries far more significant risks and potential costs for the city than any previous development agreement.

I also ask the city to think about recent experiences on the 1st Street Downtown Revitalization Project, the difficulties and uncertainties of securing funding, the length of time to completion, the uncertainty of cost estimates and unforeseen circumstances that arise. 1st Street is just one project, albeit a very large (and important) one. The 47 Degrees North agreement as written would obligate the City to build 14 or more intersection projects and potential road corridor widening of uncertain scope and cost with little help from Sun Communities.

This draft Development Agreement is clearly very "developer friendly", and a very unfair deal for the city. In many, if not most, jurisdictions in Washington, 47 Degrees North would be a non-starter, and rejected on its face because it doesn't meet concurrency requirements.

Concurrency is a state law which says if roadways are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool and allowing Sun Communities to add more traffic to roads already over capacity.

Even under the current traffic analysis in the Addendum (which understates traffic) much of the city's and UKC's primary road systems will be at failure (gridlock) by 2031 during peak periods, even without 47 Degrees North. When the traffic analysis is updated to include the correct background traffic from Suncadia and City Heights it's likely the entire system will be at failure (gridlock) by 2031. The fact is, there is simply no excess road capacity available for 47 Degrees North in the current system. All available capacity has been used up and/or allocated to the other large developments the city and the county have approved.

The road improvements that would be needed to add capacity for 47 Degrees North are massive and system wide. Just looking at intersections in the current traffic study, it shows about 14 intersections in the city and

UKC that need to be upgraded. And the traffic report significantly understates what's needed because it only looked at intersections, not at corridors. When corridors are included in the updated traffic analysis it's likely that the total cost to upgrade the road system could easily be well more than $20 million.

With the city facing massive costs for road system expansion, Sun proposes the city allow them to add all of the 47 Degrees North traffic onto the already gridlocked failing road system in exchange for a fee of just $1.0 million and a "loan" of $3.6 million which has to be paid back under uncertain terms (but it definitely has to be paid back). Sun would have no responsibility to make any offsite road improvements anywhere. Simply pay the fee and go. All the responsibility would be passed to the city and UKC taxpayers.

This development agreement as written is a recipe for years of gridlock because most of the road system won't be upgraded for decades because every single intersection and roadway will have to wait on city (or county) funding, band width, priorities and grant availability. The city knows well how grant funding cycles operate, they are lengthy and uncertain and never yield as much as is needed. And as the years go on the cost of road improvements will continue to rise (they always do) but with this agreement Sun's responsibility won't rise. It will be capped.

My specific comments on the development agreement are:

1. The Recitals (A. thru E.) require the city to accept the results of the flawed traffic analysis. If the DA is signed as written the city will have no future legal recourse to contest the inaccurate traffic studies.

2. The agreement should include a "concurrency plan" which restricts the pace of development to actual available capacity in the road system. Mitigation occurs when a project is built, not when a fee is paid. The developer should not be allowed to pay a small fee and add traffic to already failing roads.

Section 3 of the DA contains a clause that appears to exempt 47 Degrees North from WA state concurrency law. This clause should be removed, no development should be allowed to add traffic to already failing roads.

3. The developer's estimates of project costs are very very preliminary and understate the true cost of what it will actually take to build projects. None of the road system improvements in the study are on any CIP/TIP list; there are no preliminary design plans, surveys, or engineering cost estimates; there are no studies of utility relocations, soils conditions or ROW acquisition; no studies of number of lanes, lane lengths, impacts on adjacent properties.

The developers' "estimates" are described in their application material as "notional"....in other words, not based on any site-specific real-world data. As the agreement is currently written the city will be accepting responsibility for a huge black box of unknown scope, cost or schedule and inevitable cost overruns.

5. As the agreement is currently written, the city would be accepting a fee for improvements to County and WSDOT facilities (Bullfrog Rd and I-90 ramps). Without an Interlocal Agreement the city cannot accept payments or responsibility for improving County and/or WSDOT facilities. But even if the city could, it's not in the city's interest to take responsibility for other jurisdictions. It should be the developer's sole responsibility to negotiate mitigation with the county and WSDOT and any agreements reached with them should be incorporated into this development agreement.

Request

I respectfully request that the city halt this process and require that the traffic studies be redone to correct the serious flaws that have been identified, and that the city review its options under concurrency law and not spinning traffic and risk onto the city and UKC taxpayers.

Thanks for all the hard work you're putting in on this project and taking the time to make the right decision for you your children grandchildren our community and the citizens of upper Kittitas countUpper Kittitas county county. Thank you for denying the major modification from 47° north and considering excepting the original application of design for 47° north.

Thank you,

Kathy Kratzer
Concerned Cle Elum Resident

June 16, 2023

680 Nelson Creek Rd
Cle Elum, WA 98922

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kathy Kratzer
kathykratzer@msn.com
425-241-2713

680 Nelson Creek Rd
Cle Elum, WA 98922

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts
On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested
The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments
The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

Kathy E Kratzer

June 12, 2023

City of Cle Elum Planning Department
119 West First Street, Cle Elum, WA 98922.

RE: 47 Degrees North plan

Attention: Planning Department/47 Degrees North

We cannot believe the leadership in Cle Elum would even consider a project such as this. The world has changed a great deal for the worse from when this project was first proposed. We moved from Seattle to get away from the problems this sort of project will certainly bring to the area. Some issues will be more traffic, drugs not to mention all the other crime. The current plus for living in Cle Elum is that we are somewhat isolated from the negative impacts of what this kind of development will bring to our area.

Police, fire, medical and other services would have to expand significantly to support this community. The developer makes his profit, and moves onto the next project, leaving the City to deal with all the expenses for the community with little increase in tax revenues.

1. Our roads are already at capacity. I-90 cannot support anymore traffic on the weekends. Many of those on I-90 use Cle Elum as a by pass.
2. The proposal for a dense community is not in keeping with the neighboring communities. We could understand a small fractional commitment to affordable housing but not a development of this size. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded services plus using our rivers, lakes, camp sites and playgrounds. The proposed project is way too big and much too fast. A slow growing community like the original plan would be manageable for the City and the services the City provides.
3. This proposed development has no significant benefits to city or UKC residents. It creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer. In fact a project such as this will bring down the value of the surrounding community.

For these reasons, and many more, we implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kathy Lucas

Kathy Lucas
470 Rocking Chair Road
Cle Elum, WA 98922

Virgil Amick

From: KATHY STANCIK <KATIEROSE4356@msn.com>
Sent: Sunday, June 25, 2023 5:07 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I MISTAKENLY SENT A COMMENT EARLIER TODAY THAT INCLUDED ALL MY DRAFTS INCLUDING A PERSONAL EMAIL ADDRESS I WANT TO KEEP PRIVATE. PLEASE DISCARD THAT EMAIL AND REPLACE IT WITH THIS ONE. THE COMMENT IS THE SAME. I APOLOGIZE FOR ANY INCONVENIENCE. Kathy Stancik
To the City of Cle Elum: Mayor, City Council Members, and Planning Department

We are strongly opposed to the 47N proposal. Here are just a few of our reasons:

Traffic impacts. There has been no adequate assessment made of the double trouble we will get from the two huge developments we are facing, one of which has already been approved. And anyone can see that on weekends and during the summer, we already are in very big trouble. Sun Communities will not adequately mitigate for the traffic congestion they will cause and, if we as a community are being honest with ourselves, we know we don't even have the space to create the kind of infrastructure that will be needed.

As a corollary to that concern, we live in an extremely fire-prone area. This development would significantly and dangerously affect the ability of those living in Roslyn, Ronald and beyond to evacuate in the event of a fire AND the overflow, traffic jams, congestion and panic would quickly spread to "old" parts of the City of Cle Elum as well. Perhaps the most dangerous thing we face right now is that, except in the case of Bullfrog Road, all of that traffic will be funneling into the Cle Elum downtown. It would be a disaster for Cle Elum residents and for our neighbors above us. We should care about our neighbors and not make a decision that endangers their lives, as well as our own.

Sun Communities presents itself as a low-income option, but I submit that any persons purchasing a home where they do not own the land beneath it, and are subject to (rising) rent / HOA fees, are not being helped. They are building little or no equity. This is closer to the exploitation of low-income earners than it is to a solution.

The tax disadvantages to the city, and to the citizens of this city, have been talked about at length. One entity will pay taxes on the entire parcel. How much power does that give to that one entity to set policy? To pressure city officials to do it their way? To place the economic burden of their for-profit business on the existing citizens of Cle Elum? Sun Communities has NO stake in the well-being of the city of Cle Elum or its citizens. Its interest is in satisfying its shareholders.

What about the impact on fire, police, city services? We have recent experience to see that any proposed mitigation in this regard is woefully inadequate, with the burden falling on the city taxpayers.

We ask you, our elected officials: What possible advantage is this development to the citizens you have been elected to represent? I cannot think of one way in which our community will be made better by allowing this behemoth to exploit our already over-taxed citizens. The citizens of this city are being impoverished, both financially and in quality of life, by the developments that are already approved. This poorly conceived proposal by Sun Communities will only magnify that. Your duty is to the citizens who live here NOW. WE elected you. Do the right thing and deny this proposal.

Joe Stancik

Kathy Stancik

209 W 6th St

Cle Elum WA 98922

Virgil Amick

From: Kathie Varney <kvcomm@msn.com>
Sent: Monday, June 26, 2023 11:51 AM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Regards,
Kathie Varney

Virgil Amick

From: katiemcginnity <katiemcginnity@comcast.net>
Sent: Saturday, June 24, 2023 10:52 AM
To: Planning

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department
Re: 47 Degrees North Proposal
I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
· Provides no significant benefits to upper valley residents and tax payers,
· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Katie Roberts
3600 Suncadia Trail, L2038
Cle Elum, WA 98922
253-797-0924

Thank you!!

Sent from my Sprint Samsung Galaxy S7.

Virgil Amick

From: Katie Rossmeissl <KatieCu@msn.com>
Sent: Monday, June 5, 2023 10:18 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely,

Katie Rossmeissl

Sent from Mail for Windows

Name: Kay L. Ballard
Address: 1020 McDonald Rd #4
Cle Elum, WA 98922
Email: kayborryballard@gmail.com
Phone: 509-260-0346

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kay L. Ballard

Signature

Name: Kay L Ballard

Address: 1020 McDonald Rd #4
Cle Elum, WA 98922

Email: kaylorriballard@gmail.com

Phone: 509-260-0346

Date: 6-20-23

ADDITIONAL COMMENTS: My husband of 45 years was born and raised in Cle Elum. I have lived here most of my life and this is home. In the almost 50 years I have lived here, I have seen many changes and much growth. Always before, that growth has seen people come here to share in what makes Cle Elum special and have become true members of the community. Sun Communities (as the property owners) would have no such ties. In addition our infrastructure cannot support what is being proposed.

PLEASE SAY NO!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh mlundh@clcclum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~May~~ 6/26 **31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Kaya Bekiroğlu <kaya@bekiroglu.com>
Sent: Saturday, April 29, 2023 1:15 PM
To: Planning
Subject: 47 Degrees North public comment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

This development is a trap which will suck cash out of our community for generations. And generations will know who voted for it, and who voted against it.

-K

Virgil Amick

From: Kellene Gilbrough <kellene@gilbrough.com>
Sent: Tuesday, June 20, 2023 3:12 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: RE: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

June 20, 2023

City of Cle Elum
Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to express my concerns and strong opposition to the Sun Communities 47 Degree North proposal for the Bullfrog Flats property.

The size and scope of this development is too large for Cle Elum. The strain it will put on roads, traffic, police, fire and emergency services, schools, hospitals, and utilities is immense. Sun Communities is not contributing to improvements to these services and, instead, will end up being financed by the local taxpayer for years to come. Cle Elum is currently experiencing growth pains due to the continued development of Suncadia and Tumble Creek, and Trailside Homes' Ederra and Skyline Ridge projects. Cle Elum should be focusing on the strain the current projects are adding to the City's infrastructure instead of adding additional stress to the system.

Sun Communities has no interest in improving the life experience of the residents of Cle Elum. Sun Communities is interested only in Sun Communities and their responsibility to their shareholders – not the people of Cle Elum who live here.

Please vote NO on the 47 Degrees North Major Amendment Proposal. Please enforce the original approved development proposal.

Sincerely,

Kellene Gilbrough
51 Goldenrod Court
PO Box 1155
Cle Elum, WA 98922

Kelly Titus
317 S 2nd St
PO Box 403
Roslyn, WA 98941
Electromale05@gmail.com
206-271-4886

June 20, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

• Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

• Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

• Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

• Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

• Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

• Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

• Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

• Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

• Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

• Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kelly Titus

Kelly Titus
317 S 2nd St
Roslyn WA 98941

Virgil Amick

From: Ken Henke <denisehenke@me.com>
Sent: Wednesday, June 21, 2023 12:04 PM
To: Jay McGowan; Planning; John Glondo
Subject: Stop 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. McGowan and planning and council members

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully

Ken Henke

Name: Kent and Sarah Rowe

Address: 711 Cabin Trail DR, Cle Elum WA 98922

Email: Kent @sfgfunds.com

Phone: 425-269-0155

Date: June 21, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

This is to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever. For people who do not contribute to the betterment of the city through support for schools. They will be a blight on our community not a positive. This will turn into long-term tenants that only suck from this already burdened budget short falls. People who are not here permanently don't contribute to the long-term well-being of the community. I.e. School system that relies heavily on community donation as it and will add to the city's budget deficits.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up. Do they agree to putting in a new school? NO, they are not!

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- This is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground. With no benefit to the TAXPAYERS!

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum and a burden on the infrastructure of the committee. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and never will.

- This will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business venture,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, not just as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

KENTON BASS
10375 WESTSIDE RD -
CLE ELUM, WA 98922
kentonbass@gmail.com (509)670-4797

Sign / fill out & email to: planning@cleelum.ga

By Monday 26th 12-a Mtg

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

RECEIVED
JUN 28 2023

Name: Kevin & Kirsten Schaub

Address: 110 Basin Creek Way
Cle Elum, WA 98922

Email: kevin.c.schaub@gmail.com

Phone: 206-372-7518

Date: June 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kevin & Kirsten Schaub

Signature

Virgil Amick

From: Kevin Daly <dalyville@comcast.net>
Sent: Friday, June 23, 2023 9:38 PM
To: Planning
Cc: Kevin Daly
Subject: 47 Degree North Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attention: City of Cle Elum

We have been residents of Cle Elum since 2008. We were drawn to the area because of its natural beautiful area and numerous outdoor activities. We enjoy the solitude and quieter lifestyle that Cle Elum and the surrounding areas offer. We feel the amendment by 47 Degree North to further expand their development goes beyond reasonable planning and development. There have been a number of big developments in the area recently and we worry that the natural resources and infrastructure would be overly burdened. The additional traffic that would come with the proposed amendment would overly burden the existing roads and the traffic noise would be constant.
We would like to officially go on record as being against the proposed amendment by 47 Degree North and hope that the City of Cle Elum sees fit to turn the proposal down.

Sincerely,
Kevin and Roiann Daly
1640 Big Tail Road
Cle Elum, WA 98922
(425) 246-2087

Virgil Amick

From: Kevin Fortier <kevin-fortier@comcast.net>
Sent: Sunday, June 25, 2023 4:27 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Kevin Fortier
1560 Upper Peoh Point Rd.
Cle Elum, WA 98922

Name: Kevin Vincent

Date: 5-22-23

Address: 12912 Salmon La Sac Rd

Ronald WA. 98940

Email: kevin.vincent@macmiller.com

Phone: 206-255-1920

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kevin Vincent

Signature

Virgil Amick

From: Kim Galimanis <kgalimanis@gmail.com>
Sent: Monday, June 26, 2023 9:49 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

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· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

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· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original

underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Kim Galimanis
205 W California,
Roslyn, Washington

Virgil Amick

From: Kim Lohnes <kim@kimlohnes.com>
Sent: Monday, May 15, 2023 2:30 PM
To: Planning
Cc: Kim Lohnes
Subject: 47 degrees north...

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum Planning Department,

As a homeowner in downtown Cle Elum (424 E 1st Street) as well as a rural homeowner (870 Scott Drive and 321 Book Lane in Cle Elum) and as a resident purchasing my first home here in 1998, I have several concerns about this 47 degrees north project coming to our once sweet little town.

As a local Real Estate Professional, I understand progress and people wanting to live here as it is and has been a very popular recreation and home living destination. As cities on the west side of the mountains continue to populate, more and more people are coming this direction to get away from the dirt and filth those once nice cities now house.

My main concerns for our wonderful community would consist of lack of health care (which we are already experiencing) for humans and animals, schools at current capacity taking on more growth (the proposed project would bring so many more children into the picture), lack of food sources within our upper county area (most people, especially the elderly, cannot make the drive to Ellensburg often for groceries and Safeway is MAXED out), police and fire response will be even worse as well as traffic on Bull Frog road (especially in the winter months when it is already a hazard).

As an active member of the Washington State Horse Park, I am highly concerned about the counter affects this project will have against a wonderful, beautiful venue that SO many people have worked so hard to accomplish over the past years. I do not see 47 North adding anything positive to this great achievement.

One final issue I have with this project is that these "manufactured homes" are not financeable except to 47 North. Not only will 47 North procure the sale agreements for these homes since they are on leased land, but they also procure the lease rents from people purchasing these homes. What happens when a buyer goes to sell them? They are only financeable again to 47 North? Plus what happens when these people default on their payments on these homes? I also would not expect that people who own these homes would be very respectful to the land they sit upon since they do not own that land. I see this project looking very bleak after some years go by. I do not see one good reason to allow this type of community to come to our pristine upper county area.

It is my understanding that originally there were going to be stick built homes on owned land where this project is taking place. My vote if something were going to take place, would be to keep with the original proposal. Progress is always going to keep coming, but let's keep it a nice place to continue to live, for everyone here in our beautiful community.

I attended the council meeting last Monday evening. There were over 200 people present, all of which were against this project. To me, that was a huge showing of what most everyone in our area seems to be feeling about this project. I have not talked to one person in our upper county area that is "for" this project. There are people in lower county talking against this project as well.

Hope you make the "right" decision for ALL the people of this beautiful area.

Warm regards,

Kim Lohnes, Real Estate Broker
Coldwell Banker Bain
cell # 425-241-1011
office # 509-656-2729
Email: Kim@Kimlohnes.com

2021 "International President's Premier Award Winner" - Bestowed to the top 1% of Coldwell Banker Agents Worldwide

P.S. I LOVE REFERRALS! If you know anyone looking to buy or sell a home or land, please pass along my contact information. I will take excellent care of them!

Name: Kimberly Rentko

Address: 310 E 2nd St
Cle Elum, WA 98922

Email: kimberly.donley@outlook.com

Phone: 206.349.7904

Date: 5-31-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

K Rentko

Signature

Name: Kimberly Rentico

Address: 310 E. 2nd St
Cle Elum, WA 98922

Email: kimberly.donleyc outlook.com

Phone: 206-349-7904

Date: 5-31-2023

ADDITIONAL COMMENTS:

As a new resident of Cle Elum, the thing I love most is the whole community vibe. People helping people. I also love the small town feel.
I work at a Safeway in Renton, and we are sorely understaffed. If the population of Cle Elum doubles, who is going to work at Safeway? What will happen to the charm of Downtown Cle Elum?

- Will this create year round employment for ACTUAL residents of Cle Elum?
- Will Cle Elum need to build another elementary school?
- Will Cle Elum have a dozen more traffic lights installed to deal with transient fun seekers?
- Will the Cle Elum* be able to keep up with the increase in crime issues?
- Will the people living @ 47° pay taxes to the city of Cle Elum?
- WHY would we give up a part of our town to some huge company that isn't local?

*police

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~gov** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Silver.kimberly@gmail.com
Sent: Monday, June 19, 2023 11:03 PM
To: Planning; Jay McGowan
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern in the Cle Elum city, planners office,
I am writing to express my extreme opposition to moving forward with the 47° north project. My family owns a home in Roslyn and I feel that the 47° north project would fundamentally change the feel of the entire area. Growth is happening already. We are seeing developments on many parts of the ridge and expansion in the towns of Ronald and Roslyn as well. Are these additional housing units will add population to an area that is already feeling strapped for resources. I know there are many form letters out there detailing the significant impacts the project will have, with a lot more history, and detail to the specifics than I knew. As a local homeowner, I worry about how an increase of this magnitude will affect the quality of life of those of us who live and enjoyed the Cle Elum Roslyn area. We have a unique, beautiful, small town place in our state, that is thriving and growing at a rate where we can be thoughtful and make wise decisions about the direction we want to take it in. This is a crucial moment to keep it that way. You have a responsibility to make a decision in the best interest of the people who live here. Please think about the area as you would like it to see in 20 years, 30 years. You cannot take back a decision such as this, so we need you to make the right choice and to deny this proposed major amendment and retain the current approved land use for the property

Virgil Amick

From: Kirk Copple <kirk.copple@gmail.com>
Sent: Wednesday, June 21, 2023 7:27 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: "47 Degrees North"

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:
o Traffic gridlock with high volume of transient visitors in large recreational vehicles
o Decreased level of service for emergency medical services
o Decreased level of service for police protection
o Decreased level of service for fire protection
o Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
o Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
o Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
o Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
o Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
o High volume of short-term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades.
o 90% of profits will be, by law, sent out of our community to Wall Street investors.
For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.
Respectfully,

Kirk Copple
121 Maple LN
Ronald, WA 98940

Virgil Amick

From: Kirk Copple <kirk.copple@gmail.com>
Sent: Tuesday, May 2, 2023 1:48 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

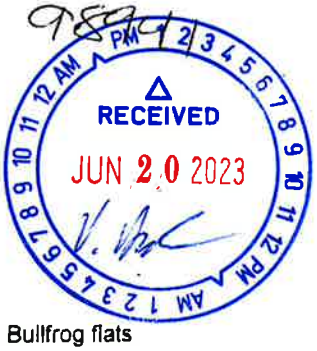
Please do not allow Sun Communities to ruin the lovely community that is Cle Elum. It will only benefit the corporation and not the community. In these turbulent times we do not need more growth and the destruction of more forest next to rivers will not benefit any of us.

Sincerely,

Kirk Copple
121 Maple LN
Ronald WA, 98940

Name: Kirsten Garcia
Address: PO BOX 476
509 N. 3rd Street, Roslyn, WA 98941
Email: kirsten@washington-dui.com
Phone: 206.999.7433

Date: 06/17/23



To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Kristin Sanderson <kristinrosesanderson@gmail.com>
Sent: Monday, May 8, 2023 3:51 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; John MacKenzie
Subject: 47 Degrees North Proposal
Attachments: Stop47DegreesNorth Letter.docx

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum - Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

We are writing to inform the City of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

We do not have the infrastructure to support a development of this size. Our roads, grocery stores, gas stations, and emergency services already struggle to keep up during the busy summer weekends which run at a minimum, May – September. As a resident, I know that I shouldn't plan to buy groceries or gas in town between Friday – Monday during these busy months because the traffic, lines, and lack of parking make it extremely difficult. The shelves at Safeway are often bare by Saturday afternoon.

This development will ruin the fabric of our community. It will bring in thousands of transient residents. People who don't call this home. People who don't care about respecting our community, our services, our beautiful space. People who won't think twice about speeding through school zones or shooting off fireworks

during our peak fire season. We already have many visitors here each weekend and I understand that visitors are important to our local economy, however, a development of this size is not something that will benefit our community in any way.

We have a major housing issue here. Upper County has gotten increasingly expensive and it is harder than ever for many people who work here to afford to live here. If the City of Cle Elum wants to do something that would have a positive impact on the community at large as well as those residents who are being priced out of the area, they would work with a developer to build affordable housing. Not manufactured homes on leased land where the "owners" will never build equity because they will never own the land their homes are built on. How about building affordable housing that is truly affordable and will give people the opportunity to own a home and also build equity? How about building more apartments so that renters are able to secure housing that they can actually afford? How about we make sure that the people who work here – teachers, police officers, fire fighters, restaurant and grocery store workers – the people who keep our city going and protect our safety – can actually afford to live here? Sun Communities will not help our housing situation. It will create more of a housing problem because it will create more low wage jobs which means more people who will work here but not be able to afford to live here.

I have scoured the internet, looking at reviews of different Sun Communities developments and I have found nothing but complaints revealing a pattern of discriminatory housing practices, negligent maintenance, problems with aggressive dogs, unreliable maintenance workers, significant rent increases, and predatory practices.

This project will not generate enough additional tax revenue to pay for itself and it is likely that the public – all of us here – will end up subsidizing this project through increased property and sales taxes.

I am deeply concerned with how this development will impact our local businesses, our residents and our community. For all of these reasons, I ask the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kristin Sanderson & John MacKenzie

80 Augusta Pl

Cle Elum, WA 98922

303-912-7272 (Kristin)

206-227-6225 (John)

Virgil Amick

From: Kristi Vroman <kristivroman@yahoo.com>
Sent: Monday, June 26, 2023 9:44 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

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· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

*For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.*

Kristi Vroman
205 N 2nd ST
Roslyn, WA 98941

Virgil Amick

From: k.c.lucke@fairpoint.net
Sent: Friday, June 16, 2023 12:00 PM
To: Planning
Subject: 47 Degrees North Major Amendment proposal

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Kurt and Claire Lucke Date: June 16, 2023

Address: 2580 Hidden Valley Road, Cle Elum, WA 98922

Email: k.c.lucke@fairpoint.net

Phone: 509-304-5313

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

We are writing to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up. We own two rental properties in the city limits of Cle Elum and this will be a huge impact for us and the reasonable rent rate we currently offer our tenants.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- This is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kurt E. Lucke

Claire A. Lucke

Kurt Schonewald
410 Lake Cabins Road
Ronald, WA 98940
kurt@nsconst.com
206-999-1287

May 30, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kyra Tyler

Address: Home: 980 Larkspur Loop, Cle Elum WA 98922
Mailing: PO Box 1210, Cle Elum WA 98922

Email: kyratyler@msn.com

Phone: 425-241-1846

Date: 06/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kyra Tyler

Signature

Name: Lace Lawrence Date: 6/26/23

Address: 525 West 2nd Street, Cle Elum WA 98922

Email: overalldreams@gmail.com

Phone: 509-432-5123

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Lace Lawrence <lace@laced-together.com>
Sent: Monday, June 26, 2023 4:52 PM
To: Planning
Subject: 47 Degrees North Letter of opposition
Attachments: Stop47DegreesNorth-Letter_Lace Lawrence.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum,

I have attached a letter in response to the public comment phase of the 47 Degrees North project. I have also copy and pasted my letter below.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

~Lace

--
Lace Lawrence (She/Her)
Laced Together, Founder/Grant Writer
lace@laced-together.com
http://www.laced-together.com/
509-432-5123

Name: Landon Chehrach

Address: 901 E 1st St
Cle Elum WA 98922

Email:

Phone: 509-253-686-3343

Date: May 22, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Dear City Council, 6/09/2023

As a member of the community and a student at the local high school, my engineering class has been researching and learning all about the project 47 degrees north. The more I learned about this project the more concerned I became for my community. Kids spend 50 percent of the year at school so I decided to focus on how this project will impact our school for my research.

The effects of this project will be district wide. The school district will be over 20% over capacity, this means 12 or more teachers will be needed and up to 5 more buses. Additionally the maximum number of students that can fit in the high school is 440 people, that's 30 teenagers per classroom which is more students than some of the classrooms allow.

According to current population rates, the project would almost double the high school population to 401 students. Currently there are 848 students district wide and 47 degrees north would bring in an estimated 620 new students, district wide. Although the classrooms in the high school can fit 30 people it doesn't mean the other facilities in the school can. This means a new parking lot for the students and visitors. A new cafeteria would be needed and the gym wouldn't be able to hold the whole school for events and assemblies. Essentially this means a whole new school and that arises even more issues including funding and affects student learning.

These are just some of the effects of this project and as a local student and community member I will not support it.

Sincerely,

Landon Stone

Cle Elum-Roslyn High School
2692 SR 903
Cle Elum, WA 98922

Virgil Amick

From: Larry Hunt <larry.hunt3@comcast.net>
Sent: Wednesday, May 31, 2023 10:54 AM
To: Planning
Subject: 47 Degrees North helps a Wall Street firm, not Cle Elum

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please vote no on this development as it competes with downtown retail, will be a drain on our resources, and create long term blight on what now is incredibly beautiful land. The area would benefit economically from other options by pumping up taxes, jobs, home ownership while not turning our area into a Wall Street long term risk. This land use could instead be used as normal lower priced (than Suncadia) home development without a huge retail center, plus preserve 1/3 of land like other desirable communities.

The towns of Cle Elum and Roslyn are awesome, historic and valuable to preserve/strengthen. We have soooo many empty retail buildings now. We don't want ghost towns and communities build that cause unpredictable undesirable outcomes.

Regards, Larry Hunt
425 466-3758

June 21, 2023

Larry Stauffer
2661 Lower Peoh Point Road
Cle Elum WA 98922
Stauffer@Lynden.com

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum WA 98922
Planning@Cleelum.gov

Re: 47 Degrees North

This Comment Letter has been prepared to address Both the Application for the proposed major modification to the Bullfrog UGA Master Site Plan and Development Agreement, and the Addendum to the SEIS.

I have been fighting against Sun Communities' 47 Degrees North Proposal for years. During that time, I have spent countless hours trying to figure out why the City of Cle Elum administration would entertain the prospect of what Sun has proposed. The only reason that makes any kind of sense is that The City needs the money.

People do silly things when they are short of money. Mostly, they make bad investment decisions. They try to make up for lost opportunity by investing long-term money into short term investments.

Jack (of the beanstalk fame) learned the hard way that he shouldn't have purchased those beans...

Plenty of developers would be happy to purchase the Bullfrog Flats property and develop it in a manner consistent with the currently approved plan. The City should not look upon the Sun proposal as its only option. If the Sun proposal is rejected, Sun will sell the land and a much better outcome will evolve.

This comment letter is submitted for the record through the process implemented by the City. My comments however are directed to the Hearing Examiner rather than the City and its consultant "Staff". Although I hope that the individuals involved in creating the staff report associated with the proposed development consider the detail contained herein, prior evidence indicates that is unlikely. The hearing examiner is likely our only shot at stopping this nightmare.

Sun Communities has chosen to proceed with its application for development approval through the means of a Major Modification of an approved plan that has no reasonable similarity to the development being proposed. Any and every reasonable person would conclude that the proposal submitted by Sun Communities is unrecognizable when compared with the approved plan. The single similarity is that both plans include an element of housing. It is a grotesque failure on the part of the City

of Cle Elum administration to have allowed this farce to continue to this point. The application should have been rejected by the City and a completely new development proposal should have been required.

Cle Elum and the adjacent upper portion of Kittitas County is recognized as a gem by those that live here and others that simply visit and/or recreate amongst us. This place cannot be allowed to be destroyed as a result of short-sighted planning.

Opening Narrative

Details associated with the development of the Bullfrog UGA were negotiated and agreed to between the City of Cle Elum and Trendwest on the 30th of October 2002. The terms outlined in the Master Plan and Development Agreement and its associated Conditions of Approval were the result of a combined effort to determine the best use of the area resulting in a profitable return for the developer, and a net positive result for the City of Cle Elum and the upper county community as a whole.

The final details were assembled in an evolutionary manner as documented in (i) the 1998 amendments to both the Kittitas County and City of Cle Elum Comprehensive Plans, (ii) the adoption of the Bull Frog Urban Growth Area Study (Green Book), (iii) the Final Environmental Impact Statement associated with the development issued on March 18, 2002, (iv) adoption of the Bullfrog UGA Subarea Plan on October 8, 2002, and (v) the execution of the Development Agreement on October 30, 2002. The Bullfrog UGA was annexed by the City in 2002.

Key components of the Original Master Plan and Development Agreement include the following:

1) 1,334 dwelling units
2) 75 acre Business Park, minimum of 37.5, Commercial/light Industrial-limited retail
3) All streets and alleys in the UGA to be public
4) Open housing with access to the city
5) Phasing, 20-30 year organic buildout
6) One residence per single legal lot, for the single family residential
7) Fee simple land ownership, for the single family residential
8) Developing a mix of housing uses throughout the property
9) Mitigation, Monitoring & fiscal Neutrality
10) Maximum 100 temporary RV sites to house contractors during construction only
11) Developer to actively recruit & hire from the existing local labor pool
12) Public (city) ownership of utility systems and roads

Sun Communities has since purchased the property encompassing the Bullfrog UGA from Suncadia, the successors in interest to the original project sponsor, Trendwest. Sun Communities purchased the land including all of the rights, responsibilities and commitments that were assigned to it. Sun has the option of terminating certain agreements associated with the development of the property, but instead is attempting to hijack the intent of the Agreements and reformat them in a manner that is wholly un-recognizable from their original form.

Key components of Sun's proposed Major Modification include the following:

1) The elimination of 661 dwellings
2) 661 slot private RV/Camping park
3) Elimination of the Business Park, replaced with 25 acres of retail
4) Primarily private non-contiguous streets and alleys
5) Private park, closed off from the city & the public
6) Phasing, 5-7 year build-out with no consideration for concurrency of service
7) Single ownership, leased land
8) Manufactured Housing Park with 10 three-story apartment buildings
9) Impact Fee based mitigation (i.e. pay up front and not be responsible for actuals)
10) Off-site construction of manufactured housing, eliminating local construction and supply jobs
11) Privately owned utilities and roads

The standing subarea plan and Development Agreement associated with the Bullfrog UGA has been designed primarily for permanent residential housing. Sun Communities is proposing the conversion of the subarea to a single owner destination manufactured housing/recreational vehicle park and resort, catering primarily to a transient population. Their proposal is the antithesis of the vision that Cle Elum has espoused, primarily a single integrated community in keeping with its traditional rural, small town and mountain character.

The Sun proposal should not be considered a Major Modification to the approved Development Agreement. It is a wholly new concept and should be considered as such. As a result, this Major Modification should be rejected in its entirety.

1. HOUSING

Sun's proposal relating to housing is in conflict with the Subarea Plan, the Development Agreement, the Comprehensive Plan, and City Zoning. The proposal eliminates 621 dwelling units and converts the remaining dwellings to primarily rental or resort occupancies in the form of a for-profit manufactured housing park.

A) Development Agreement

The Land Use Summary contained within the Conditions of Approval specified that the Residential Uses were to be built in the quantities stipulated, namely:

The Conditions of Approval (COA) to the Master Site Plan specifies:
Land uses shall be the types, densities and amounts (or within the ranges) as shown in the Master Site Plan and the Land Use Summary Table.

Single Family Residential	810
Multi-Family Residential	524
Low Income Housing	50
	1,334 + 50

Sun's proposal	
Single Family Residential	493
Multi-Family Residential	180
Low Income Housing	50
	673 + 50

Opening statement to the Conditions of Approval.....
While the number of residential units and commercial square footage may vary within the range indicated, the residential minimum densities shall be a maintained for the project as a whole and the overall master planned development shall maintain approximately a 60 percent to 40 percent split between single family and multifamily residential development as a means of protecting the overall mix of uses proposed in this development. The total number of single family or multi-family units may vary plus or minus 10 percent from the number shown in the Land Use Summary Table, provided the total number of residential units shall not exceed the maximum as specified in this Condition.

i. Sun proposes a reduction in housing units in excess of 50%. The COA allows for a reduction up to 10%
ii. Sun proposes a 73/27 split between single family and multifamily units. The COA requires an approximate 60/40 split.
iii. Sun proposes a density of 6.57 multifamily units per acre. The COA requires minimum densities of 8 units per acre.

B) Comprehensive Plan

According to the City of Cle Elum's Comprehensive Plan...
Cle Elum's evolving character will depend in large part upon the type of community the citizens will support through its land use policies. Future land use patterns will strive to reflect the small town qualities, rich cultural history and natural beauty that current residents expect and desire to preserve. Cle Elum strives to function as a 21st century city while retaining its 19th century feel.

i. Housing Element

The Comp Plan requires its UGA to accommodate 20 years of growth.
Housing Element, calculations evidence a demand for an additional 1,460 dwelling units by 2037 to accommodate the County's population projections for Cle Elum. The original Bullfrog UGA Master Plan reflected the City's vision for future growth and provided a vehicle to achieve those growth targets. The Sun proposal eliminates over half of the housing assigned to the UGA. In addition, it can be expected that half of the housing proposed by Sun will be utilized by a transient population including those taking advantage of the short-term-rental opportunity. With the net result of ensuring a future long term housing deficit.

Housing Element Goals and Policies
H-1: The City of Cle Elum includes a diverse mix of housing types that meets the needs and are affordable to all segments of its population, especially low and moderate income households. The range of housing types also reflect market conditions, the City's rural setting, and small-town character.

H – 1.14 Encourage a mix of housing types, including affordable housing types, to be dispersed throughout the City, rather than concentrated in a specific area(s)
H – 2.1 Promote diversity in style and cost by allowing innovative mixtures of housing types and creative approaches to housing design and development.
H – 2.6 Use zoning and building codes, where practicable, to encourage home ownership opportunities

Comment; The Sun proposal reflects a homogenized type of stamped-out housing, incongruous with the community's current housing types. The requirement for diversity of style, cost, and ownership opportunity has been ignored. In 2017, manufactured housing and mobile homes accounted for 6% of Cle Eum housing. If Sun was allowed to build its proposed Park, manufactured housing and mobile homes would account for approximately 35% of Cle Elum housing.

ii. Land Use Goals and Policies

LU – 1.3 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or can be provided.
LU – 1.6 The City will take a more active role in interagency planning and coordination among local jurisdictions, including: Kittitas County, South Cle Elum and Roslyn.
LU – 2.12 Encourage the development of affordable housing that is "Fee Simple", either through development agreement [CEMC 17.140] or by code change.

Comment; The phasing for the initial Master Plan was 20-30 years. Sun proposes to build out its vision in 5-7 years. Local Service providers are not able to react to the increase in the type of growth that Sun proposes in the timeframe contemplated. "Fee Simple land" is a defining feature of our neighborhoods and is the cornerstone of ensuring a landed community with city-roots. The avoidance of the "Housing Trap" associated with leased-land trailer parks is critical.

2. ZONING

Sun Communities withdrew its prior application partially as a result of the City's indicated reluctance to accept a binding site plan for its "Park" within the PMU district. Sun's attempt to create a binding site plan associated with their manufactured home park was an attempt to sidestep the one house per legal lot requirement of Cle Elum's code. Because that plan failed, they are now back with a plan to create a subdivision. Sun is playing fast and loose with reality. They are painfully trying to contort this "Park'" into a subdivision simply to find some loop-hole to get it approved. However, Cle Elum's subdivision code was not written to accommodate hundreds of adjacent lots, with private roads and utilities, under the ownership of and management of a single part park developer, intending to provide rental space for the placement of removable housing units, owned by a combination of individuals and the Park developer.

There is such a thing as a manufactured housing subdivision. However, by definition, it is a subdivision in which fee simple lots are developed and sold to individuals for the placement of privately-owned manufactured housing. The lots are not rented to others by a common owner.

RCW 59.20.030(13) "Mobile home park subdivision" or "manufactured housing subdivision" means real property, whether it is called a subdivision, condominium, or planned unit

development, consisting of common areas and two or more lots held for placement of mobile homes, manufactured homes, or park models in which there is private ownership of the individual lots and common, undivided ownership of the common areas by owners of the individual lots;

Sun should not be allowed to develop a manufactured home subdivision for three primary reasons:

1) The City of Cle Elum zoning does not authorize manufactured housing subdivisions;
2) Sun's stated intention is not to make the individual lots available for private ownership; and
3) The development standards detailed in CEMC 16.12A.060 of the Subdivision code are in direct conflict with Sun's proposal. The size and frontage of the proposed housing blocks are non- conforming and the code states that all streets, curbs, gutters, sidewalks, and utilities will be built to city standards and will be publicly owned.

Sun's narrative description accompanying its current application for a Major Modification to the existing Development Approvals for the Bullfrog Flats UGA included several components, including a boundary line adjustment/lot consolidation and a preliminary subdivision for a new single-family residential community. Sun stated that it was interested in processing all three of the applications at the same time, however that was a red herring. The boundary line adjustment and the preliminary subdivisions are a significant part of Sun's scheme to find their way around City ordinances prohibiting manufactured housing parks. Their tortured plan is multi-layered. Sun has laid- out their intention but has intentionally failed to provide sufficient detail for the City to consider its requested applications for the boundary line adjustment and the preliminary subdivision. So, instead of considering all of the applications at one time, they are attempting to get an approval for the Major Modification prior to stepping into the process of approvals related to the subdivision.

A Major Modification approval could be made subject to the later approval of the subdivision, but the discretionary approvals associated with the preliminary subdivision will be much harder to deny after the majority of the project has been approved. I believe that this is a scam cooked-up between the City consultant "staff" and Sun Communities.

The City should require all three of the applications to be processes simultaneously.

A) Planned Mixed Use District (PMU) Regulations

i. CEMC 17.45.010, **PMU, Purposes and objectives**.
   a. Sec.A.3. To encourage building design that is in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum Area;
   b. Sec.A.5. To ensure that all development gives adequate consideration to and provides mitigation for the impacts it creates with respect to transportation, public utilities, open space, recreation and public facilities....
   c. Sec. B; Each proposal for development within the PMU district shall conform to the Cle Elum Comprehensive Plan, any applicable subarea plan and applicable annexation and/or development agreements.....
   d. Sec.B.2. To create attractive, pedestrian-oriented neighborhoods with a range of housing types, densities, costs and ownership patterns

The afore mentioned purposes and objectives stand in stark contrast to the proposal submitted by Sun Communities.

ii. CEMC 17.45.050, **PMU, Uses Permitted**
    a. Section A. All principally and conditionally permitted uses in this title may be allowed in the PMU district... Permitted uses include
        i. R-Residential District; and
        ii. RM- Multiple Family Residential District
    b. 17.16, R-Residential District; 17.16.010 Outright Permitted uses; Sec. A. One single-family dwelling per legal lot of record (including manufactured homes) and duplexes with not more than one duplex per street frontage per block.
    c. 17.20, RM Multiple Family Residential District; 17.20.010 Permitted uses; Sec. A. Single-family dwellings, multiple-unit dwellings and townhouses.

Single-family dwellings are allowed within the PMU District because they are allowed in both the Residential District and the Multiple Family District. However, the code clearly and unambiguously states that each single-family dwelling must be placed on a single tax parcel, ***"One single-family dwelling per legal lot of record (including manufactured homes)"***.

Sun was attempting to side-step Cle Elum Municipal Code by suggesting that it should be allowed to utilize a binding site plan in lieu of a formal subdivision because, under RCW 58.17.035, binding site plans are authorized for use when land is divided for the purpose of commercial leasing as provided for in RCW 58.17.040(5). However, RCW 58.17.035 merely allows a city to adopt "by ordinance" procedures for the divisions of land by use of a binding site plan. Cle Elum has chosen, "by ordinance" to allow for binding site plans to be used only in specific commercially and industrial zoned areas as allowed in RCW 58.17.040 (4), but chose not to allow for the divisions of property for lease as provided for in RCW 58.17.040(5).

In Sun's previous application Sun wanted to avoid applying for a formal subdivision because their plan was unlikely to qualify and the Cle Elum subdivision requirements conflicted significantly with their plan. However, they are now out of options and have to include a subdivision in the proposal.

B) Mobile/Manufactured Housing Parks Not allowed

The City of Cle Elum zoning ordinance does not authorize "mobile home parks" or manufactured home parks" in any zoning district. Neither land use is listed as a permitted or conditional use in any district. In the absence of specific authorization, the use is prohibited within the City.

RCW 35.63.161(1) states *After June 10, 2004, a city may designate a new manufactured housing community as a nonconforming use, but may not order the removal or phased elimination of an existing manufactured housing community because of its status as a nonconforming use*. This provision is consistent with the current Cle Elum zoning ordinance which recognizes that preexisting mobile home parks shall retain a status of nonconforming uses. It is also consistent with the current prohibition on new mobile home parks and manufactured housing communities since the City has not elected to designate such land uses as nonconforming use.

The reference to 'nonconforming use" is relevant. The courts have consistently recognized that "...nonconforming uses are uniformly disfavored..." and "...limit the effectiveness of land-use-controls, imperil the success of community plans and injure property values." *Rhod-A-Zalea & 35th Inc. v. Snohomish County*, 136 Wn.2d 1, 8, 959 P.2d 1024 (1998).

RCW 59.20.030(14) *"Mobile home park," "manufactured housing community," or "manufactured/mobile home community" means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models* ***for the primary purpose of production of income*****.....**

3. BUSINESS PARK

The Business Park, as defined in the following agreements, is mandated. It is not a "Potential" use, such as the golf course, lodge etc. The Business Park was designed as a means of employment and job creation opportunities.

Sun proposes a 25-acre Retail/Restaurant Park. A large grocery store, retail, and restaurants are its only proposed uses. All of which are specifically and excruciatingly excluded by the Pre-Annexation Agreement, the Development Agreement, and the Subarea Plan. The proposed Retail Center is larger than the entire downtown core. Sun Communities proposes no commitment to build the Retail Center, other than a single structure, and has documented its intent to divest itself of the Retail Center following the buildout of the manufactured home/RV parks. Sun is relying on obnoxiously inflated sales tax figures associated with the Retail Center to support the City's fiscal economics and yet is making no commitment to build or operate it.

Most of the retailers in the Downtown Core have provided letters strongly condemning the Retail component of the Sun Communities 47 Degrees North Proposal. Those retailers are the engine that keeps the City of Cle Elum alive. Although the City consultant "Staff" may consider themselves the experts and all-knowing, those businesses owners are the real experts on the matter and they have spoken load and clear.

It is a significant failure that the Environmental review (Addendum to the SEIS) did not analyze the impact of the proposed Retail/Restaurant Park on the downtown core businesses.

A) Pre Annexation Agreement July 26, 2000

5.1.3.2 Business/Office Park of approximately 80 acres with limited retail and service uses designed to serve the convenience needs of employees in the UGA. The Business/Office park may be developed in phases and subphases, provided a **minimum** of 40 acres shall be identified in the first phase...

5.1.6 A limitation on the retail and service uses development in the UGA to only those described elsewhere in this Agreement, so as to maintain and enhance the existing downtown retail core of the City of Cle Elum.

B) Development Agreement, Conditions of Approval (COA)

COA, 12.E. *The Business Park may be developed in Phases, provided a* ***minimum*** *of 37.5 acres shall be identified in the first phase and an additional 37.5 acres shall be reserved for subsequent development unless or until Developer demonstrates there is insufficient market demand for this subsequent phase and obtains a modification pursuant to the Planned Mixed Use Ordinance.*

COA 17. Specifies that the Business Park is limited to the uses listed in CEMC17.34
CEMC 17.34.010 Permitted Uses,
No building premises shall be used, and no building shall hereafter be erected, moved into the district or structurally altered, unless otherwise provided in this title, except for one or more of the following uses:

A. Catalog or Internet sales;
B. Business and professional offices;
C. Commercial testing laboratories;
D. Research and development laboratories;
E. Research, financial or information processing offices;
F. Scientific research, testing, developmental and experimental laboratories;
G. Vocational/technical schools;
H. Manufacturing, processing, assembling and packaging of articles, products or merchandise from previously prepared natural or synthetic materials;
I. Manufacturing, processing, treating, assembling and packaging of articles, products or merchandise from previously prepared ferrous, nonferrous or alloyed metals (such as bar stock sheets, tubes, and wire and other extrusions);
J. Printing, publishing and allied industries;
K. Warehousing and distribution facilities, when enclosed within a building;
L. Wireless communication facilities.
(Ord. 1163 § 1 (part), 2001)

COA, 34. *The only retail uses that are permitted within the UGA are those small-scale retail uses that are sized and operate to serve the convenience needs of the UGA residents and business park employees. Such uses may include things like deli or other small predominately take-out food service, small convenience grocery or mini-market, dry cleaners, shoe repair, copier or mailing services and shall not include any freeway-oriented uses such as gas stations, hotels or motels. To ensure that the retail uses are sized and located to appropriately serve the site and not a broader clientele, the retail uses shall be limited to 10 percent of the total floor area within the business park at the time that the retail is being proposed and no individual retail use shall contain greater than 5,000 square feet of floor are devoted to display area, seating area or other portion of the facility that is open to the public and shall not be located with a primary orientation to SR 903 or Bullfrog Road.*

C) Ordinance 1180, Bullfrog Subarea Plan

Page 22
Limited retail and commercial accessory uses may be allowed as a convenience for the employees and residents of this area, but they should not be of a size to conflict with the city's goal of re-establishing and maintaining the Old Town area as the city's commercial business core.

D) PMU, Planned Mixed Use District

CEMC 17.45.010(B)(9); (B) *Each proposal for development within the PMU district shall conform to the Cle Elum comprehensive plan, any applicable subarea plan and applicable annexation and/or development agreements, and will advance the achievement of the foregoing purposes of the PMU*

district as well as the following objectives: (9) To maintain Old Town as the principle retail center for the City of Cle Elum.

There is no better example of the lack of consistency with the approved plan than Sun's requested modification to the Business Park. Their proposal reflects the direct antithesis of what was envisioned by City leaders and the original project sponsor.

4. RV/CAMP GROUND PARK

In 2002, the City adopted a master plan for the Bullfrog Flats UGA. The land use authorization was based upon an Environmental Impact Statement (EIS) dated March 18, 2002. The 2002 EIS considered five (5) alternatives. Three of the alternatives included development of a portion of the property as "RV Campground". Those alternatives were rejected and the preferred alternative (Alternative 5) focused on community housing (single-family and multi-family) and a business park. Sun is proposing to ignore the City's prior planning decisions and develop 661 RV/Camping sites to support an entirely transient population.

A) RV/Camp Ground Parks not allowed

i. Development Agreement, Conditions of Approval

COA 1

States that the Land uses shall be the types, densities and amounts (or within the ranges) as shown on the Approved Master Site Plan and the Land Use Summary Table. No reference to RV/Camp ground parks.

ii. Bullfrog Subarea Plan

Page(s) 21 & 27-*Range of Uses*

There are a number of public and private land uses that are considered appropriate for the Bullfrog Subarea. These include

1) *A variety of residential types and densities*
2) *Business/Office Park*
3) *Community Facilities*
4) *Retail and commercial services limited to serving the residents or employees in their immediate area,*
5) *Golf course, with club house*
6) *Equestrian center*
7) *Open space and Greenbelts. And,*
8) *Lodge*

iii. Planned Mixed Use (PLU) District Regulations

17.45.010-B

Each proposal for development within the PMU district shall conform to the Cle Elum Comprehensive Plan, any applicable subarea plan and applicable annexation and/or development agreements.....

An RV/Camp Ground Park is not contemplated as a potential land use within the Development Agreement, the Bullfrog Sub area Plan, or the Planned Mixed Use District. The Development Plan specifically rejected alternative proposals that included proposed RV parks and transient housing.

B) Conditional Use Permit Required

CEMC 17.51.010, E

Conditional Use Permit Required. An RV park will be allowed only upon the issuance of a conditional use permit. The owner, operator, and occupants of an RV park must develop and use the RV park in strict compliance with the conditions imposed by the conditional use permit or those agreed to as part of an annexation agreement or development agreement.

Comprehensive Plan
Housing Element, Land Use

LU – 1.8 *Conditional Use Permits, street vacations, variances and other special applications shall only be permitted when there is an overriding permanent public benefit consistent with the goals and policies of this Comprehensive Plan.*

CMCU 17.80.050 Criteria For Granting Conditional Use permits

A conditional use permit shall be granted only after the city has reviewed the proposed use and determined that it complies with the standards and criteria set forth in this subsection. A conditional use permit shall be granted only if the applicant demonstrates that:

1. *The proposed use will be designed and operated in a manner which is compatible with the character, appearance, and operation of existing or proposed development in the vicinity of the subject property; and*
2. *The hours and manner of operation of the proposed use are not inconsistent with adjacent or nearby uses; and*
3. *The proposed use is compatible with the physical characteristics of the subject property and neighboring properties; and*
4. *The location, nature and intensity of outdoor lighting is such that it is consistent with the surrounding neighborhood and does not cast light or glare on adjoining properties; and*
5. *The proposed use is such in which pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and*
6. *The proposed use is capable of being served by public facilities and services, and will not adversely the level of service [sic] to surrounding areas; and*
7. *The proposed use is not detrimental to the public health, safety, or welfare; and*
8. *The proposed use is consistent with the goals and policies of the comprehensive plan; and*
9. *The subject site can accommodate the proposed use considering the size, shape, topography and drainage.*

(Ord. 1163 § 1 (part), 2001)

C) Temporary RV Park

The only mention of any kind of RV park within the Development Agreement was to allow for temporary housing of the construction workers that were expected to be used during the development of the housing and business park.

Development Agreement,
Conditions of Approval, Section 23; and
Development Standards, Section 7
Allows for only a Temporary RV Park

1) *Purpose is to provide temporary housing for construction workers*
2) *RV Park must be located in the Business Park*
3) *RV Park must be removed after 10 years*
4) *Maximum density 10 units per acre*
5) *Maximum number of units shall be 100*
6) *Only street legal RVs allowed, no Mobile Homes, park models or camping allowed.*
7) *No accessory structures shall be permitted.*

5. ROADS AND UTILITIES

The controlling agreements contemplate development that will transfer ownership of all infrastructure, roads and utilities to the City of Cle Elum following buildout. City's such as Cle Elum rely upon newly constructed roadways and utilities as a means of off-setting the maintenance cost associated with aging infrastructure. Newly built infrastructure requires orders of magnitude less maintenance and replacement than older infrastructure currently supporting the City population. Charging each housing unit in the UGA in a manner consistent with Cle Elum's published rates for water and sewer, ensures Citywide equality in charges and a maximization of revenue.

Sun proposes to maintain private ownership of roads, water and sanitary sewer infrastructure. Sun is proposing three connection points to its Park(s) with master meters at each connection point. Sun further proposes that the City should bill Sun directly for all water and Sewer usage at a rate to be determined. The single roadway that Sun proposes to be a public street, is the cut-off road between Bullfrog and 903.

Development Agreement, Conditions of Approval
Section 16. *In general, all streets and alleys in the UGA shall be public.*

Development Agreement, Construction Standards, Utility System Transfer
Section 10. *The Developer shall complete a Transfer of Ownership of Utility System Form upon completion of the construction of the public works improvements.*

Chapter 5 Water System Improvements
All new lots and developments shall be served by a public water supply line maintained by the City of Cle Elum and located adjacent to the lot or development site.
Chapter 6- Sanitary Sewer System Improvements
All new lots and developments shall be served by a public sanitary sewer line adjacent to the lot or development site.

(Subdivisions) CMCU 16.12A060A.10, 16.12A060A.11, 16.12A060C & 16.12A060D; require all streets and utilities to be public and constructed to public standards.

6. FISCAL

PRE-ANNEXATION AGREEMENT- July 26, 2000
3.2 On August 10, 1999, the Cle Elum City Council adopted, by oral motion, a resolution, which provides that the City's existing citizens and ratepayers shall suffer no negative financial impacts as a result of dealing with Trendwest development activities within the UGA. This oral resolution was reduced to writing as appears in Resolution 2/8/2000-1.

EIS
The fiscal analysis contained within the EIS, SEIS, and the Addendum to the SEIS all evidence significant shortfalls of non-restricted revenues (taxes) when comparing the original approved plan with the plan that Sun is now proposing. It is a failure of the EIS process that a direct comparison of the approved plan with Sun's current plan was not made and provided in the SEIS Addendum. However, the differences are stark and reflect a 3 to 4 times reduction in revenue to the City. Additionally, the SEIS Addendum made adjustments to many of the underlying assumptions affecting the fiscal results of the newly proposed plan. Those adjustments were not made to the original assumptions of the approved plan. Therefore, no reasonable fiscal comparison can be made by the public between what Sun is proposing and what was originally approved.

Sun's current plan relies heavily on potential revenue generated in the form of sales tax from its proposed retail center. If the retail center is not built out (Sun has made no commitment), or if the volume of sales is not generated, or if the proposed retail center simply moves sales tax revenue from the downtown core to 47 Degrees North and doesn't grow the overall pie, the Manufactured Housing & RV parks are FISCALLY underwater from almost the beginning.

The fiscal analysis contained within the SEIS Addendum assumed that the retail center would generate $36,000,000 in annual sales. $2,000,000 of those sales are proposed to be generated by occupants of the parks. The other $34,000,000 then is generated through some kind of magical "new" money coming into the city. If portions of that proposed revenue is generated as a result of a redistribution of sales from existing retail within the city limits, which is certain to happen, then the revenue number becomes even more bogus. The SEIS review provided no analysis as to how or why the magic money would arrive, and without it, the project completely falls apart from a monetary perspective.

7. TRAFFIC

A) Comprehensive Plan
Policy T-3 Transportation plans should be phased concurrently with growth.

Policy T-22 The City shall not issue development permits where the project requires transportation improvements that exceed the City's ability to provide these in accordance with the adopted Level of Service standard, unless the developer accepts full responsibility for such improvements.

Policy T-23 New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only

when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.

Policy T-58 To support economic development, growth related traffic improvements should be funded by impact fees or as a condition of development approval.

Policy T-63 A sub-regional transportation system should be designed and implemented in cooperation with neighboring jurisdictions including: WSDOT, Roslyn, So. Cle Elum and Kittitas County.

Policy T-64 Work more directly with Kittitas County to ensure that County policies regarding transportation consistency/concurrency in Cle Elum's potential annexation areas are compatible with Cle Elum's transportation plans and goals and with GMA requirements.

B) Countywide Planning Policies

CWPP-Policy 4.4 The County and cities shall cooperate in the analysis of, and response to, any proposed major regional industrial, retail/commercial, recreation, or residential development proposals that may impact the transportation system in Kittitas County.

Policy 4.5 Transportation plans and project prioritization shall be developed in active consultation with the public.

Policy 4.8 Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years.

C) TENW Transportation Analysis

The transportation analysis performed by TENW provided no indication of the types and sizes of vehicles that were considered in its analysis. Since a major component of the Sun proposal includes an RV park, the assumptions relative to vehicle count and size are of significant importance. RVs towing passenger vehicles or boats impact a roadway and traffic in a manner significantly different than a passenger car. According to Jeff Schramm, principle of TENW, in an email addressed to Richard Weinman on April 6, 2023, Mr. Schramm stated the following " *the traffic analysis did not account for separate vehicle classification for the RV Park*". Based upon Mr. Schramm's comments alone, the transportation element of the SEIS should be invalidated. No reasonable assumptions related to the traffic impact of Sun's proposal can be drawn from an analysis that failed to consider the effects of RV size and driving characteristics.

D) Mitigation

Sun Communities should be required to mitigate for the weekend summer traffic impacts of its proposed project. According to the Mayor in his letter of May 22, 2023 addressed to the Kittitas County Commissioners, "*Current Cle Elum policy provides the City with the necessary discretion to identify the most appropriate peak hour for traffic analysis for an individual project, considering land use, project size, traffic generation and other appropriate factors*". If the City fails to require Sun to mitigate for its

impacts on weekend traffic, several of the City's intersections will have LOS failures from the very moment that the development is built.

According to TENW:

- Their Trip Generation Model identifies new Sunday trips for Alternative 5 (Approved Plan) at 977. Sun's newly proposed plan generates 1,328.
- Using weekend summer peak periods would increase mitigation requirements at 8 additional intersections:

Without mitigating for weekend traffic impacts, the City will be designing a system of gridlock and creating an escape hazard that could result in significant loss of life for those upper county residents attempting to flee a wildfire or some other catastrophe.

All mitigation related to traffic should be required to be built prior to or concurrent with the proposed development. Mitigation related to required transportation improvements should be realized in the form of completed improvements rather than as payments for estimated expenses associated with those required improvements. The Environmental Documents discuss two methodologies for satisfying Sun's obligations to pay its fair share of the Total Transportation Mitigation Cost, Method A and Method B. Sun's mitigation expense should be apportioned using Method A (Developer Responsibility). If they break it, they should fix it!

8. AFFORDABLE HOUSING

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing for which the occupants are paying no more than 30 percent of their income on housing costs, including utilities.

The approved Development Agreement required the Developer to convey to the City, 7.5 usable acres to develop a minimum of 50 for sale and/or units of housing that are affordable to households earning less than 60 percent of the median income for Kittitas County. Assuming Kittitas County median household income of $65,000, 60% of that is $39,000. 30% of that figure on a monthly basis generates a monthly housing cost of $975.00

Sun has proposed including 50 affordable housing units within its Multi-Family area. They further propose that the rent/housing cost will be capped at 80% of the prevailing area median income for the county. Sun's proposal is nonsensical. Assuming Kittitas County median household income of $65,000, 80% of that is $52,000. So, sun is capping the cost at a monthly rate of $4,333.33? I do not expect that is Sun's intent, but it is how their proposal reads.

9. THE COMMUNITY

The Community has voiced its concerns about Sun's proposal load and clear. There is an overwhelming level of disgust associated with the project. The City administration's primary responsibility is to look after the community's best interests. It is critically important that neither the city administrators or their consultants fall into the trap of thinking that they know better about what is best for the community than the actual members of the community. Unfortunately, the consultant "Staff" driving the train at this point in our history are three outsiders with no attachment to this community and who see this project as just another paycheck.

10. UNINTENDED CONSEQUENCES

In the event that Sun's proposal is approved, it will open-up the landscape for other developers to propose similar Trailer Park/ RV Park developments within the City. Pumping the breaks on this Sun proposal will allow the City the opportunity to catch its breath, update policy and forge a path forward that will provide for coordinated growth and improved income generation.

In Conclusion

The City should stop the presses and re-initiate the Environmental review. A direct comparison between the current version of the development that Sun Communities is proposing should be made against the original approved Master Plan. The primary points of comparison should be focused on Traffic and the Fiscal impacts.

The next step in the process is the creation of the City's Staff report. It is hard for me to imagine that the three individuals tasked with writing the "Staff" report will take any of what I have put forth into consideration. I hope that I am wrong, but I do fear "the fix is in".

Throughout the process of compiling the facts contained within this comment letter, I have been struck by the sheer weight of reasoning to reject Sun's requested Major Modification approval. I am certainly anxious to see what the "Staff" recommends. My singular ask is for those involved in preparing the staff report to give as much consideration to the community and its arguments against the Sun Communities proposal as it has to Sun throughout this multi-year process. The City has been provided enough reasoning to put a stop to the proposal. The question is whether or not the will is there to make the right decisions.

Sincerely

Larry Stauffer

Name: Larry L. Tritt

Address: POB 725 - 101 NE St.
Roslyn WA 98941

Email: LSTRITT2002@gmail.com

Phone: 509-649-3611

Date: 05-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Larry Tritt

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: LAURA ARMSTRONG Date: 5/8/2023

Address: PO BOX 953
721 S. A St. Roslyn, WA 98941

Email: laura@inlandcell.com

Phone: 509 899-4380

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Laura Masterson Dick

Address: 344 Masterson Rd
Cle Elum WA 98922

Email: Crudog75@gmail.com

Phone: 509 201 2301

Date: June 14 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Laura Masterson Dick

Signature

Virgil Amick

From: Laura Potash <lauraleepotash@msn.com>
Sent: Wednesday, May 10, 2023 7:27 PM
To: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Planning
Subject: 47 degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission, Mayor, and Members of the City Council,

I would first like to sincerely thank you for your service to the community. I know serving the public is often a thankless task and I appreciate your commitment.

I attended the public meeting 5/8/23 but did not speak at the podium. I am opposed to the 47 degrees north project. I am in support of affordable housing but this proposal will not accomplish that goal because the tenants will not own the property they live on. I see no public benefit. I urge you to vote down the 47 degree North project.

Respectfully,
Laura Potash, 309 East Arizona Avenue, Roslyn WA 98941

Name: Laura Snider

Address: 310 Reed St.
Cle Elum

Email: laurasnider657@gmail.com

Phone: 509-674-8322

Date: 6-5-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Laura L Snider

Signature

Laura Trimingham
June 16, 2023
621 Equinox Dr
Cle Elum, WA 98922
triminghamhicks@mac.com
206-914-3212

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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    - I am including a modified copy of a letter already submitted by another community member, as I believe it succinctly summarizes & highlights the traffic issues and concerns associated with Sun Communities' planned development.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Laura Trimingham

Copied and reposted with permission from Tom Uren.

Subject: 47 Degrees North Major Amendment, SEPA and Development Agreement - Traffic Comments
City of Cle Elum - Mayor, City Council members, Planning Department,
Re: 47 Degrees North Major Amendment, SEPA and Development Agreement

Comments on the SEIS/Addendum Traffic Analysis

The SEPA Traffic analysis has a number of major flaws which result in significantly understating the amount of congestion on the city and county road system both with and without 47 Degree North. These flaws significantly overestimate the road capacity that's available for 47 Degrees North traffic. SEPA should not be closed until the traffic analysis is corrected.

Specifically:

1. The 47°N traffic study doesn't include the full buildout traffic of major developments already approved, vested and in the pipeline (Suncadia, City Heights and Ronald PUD/Hotel). Because Sun assumed such a short buildout period for 47 Degrees North (5 years), the project is essentially trying to "cut the line" by getting its traffic in the road system before other approved major developments are completed. 47 Degrees North is essentially proposing to use up road capacity that is already allocated to others. Full buildout of approved, but not yet completed, developments cannot be ignored. They have legal vested rights to complete their projects and add their traffic. 47°N traffic will be added to that, not replace it.

The significance of this error is that if all the traffic from approved developments is included we are likely to find that the city and UKC road systems are already significantly beyond their max capacity and there is little or no capacity for 47 Degrees North without massive investments in infrastructure that will take many years to complete.

2. The Addendum traffic study ignores peak summer weekends (Friday evening through Sunday evening) for mitigation purposes.

Roughly half of 47 Degrees North is an RV resort, a business that will operate at maximum capacity on summer weekends, and the other half is a manufactured home community assumed to have a high percentage of 2nd homes

that will be weekend getaways or short-term weekend rentals, again, operating at maximum capacity on summer weekends. Sun's business plan will clearly be to maximize summer weekend occupancy. Yet the traffic report uses weekday evenings as the basis for mitigation.

This is a flawed assumption for assessing impacts. We who live here know the traffic patterns; our businesses and emergency responders know the patterns. On summer weekends our UKC streets are packed and on weekday evenings the streets are largely empty. Irrespective of any comp plan policy, best practices for traffic studies require that mitigations be applied to the impacts of a project whenever that might be. Sun should be required to mitigate its full impacts... which are on weekends.

3. It does not appear that Large RV's and travel trailers (oversize vehicles) are fully accounted for in the traffic analysis. It appears they were counted as if they were trips from a typical passenger car. Standard traffic analysis protocol is that oversize vehicles count as more than one passenger vehicle trip because they occupy more space (and time) on the roadway. Given that Sun's RV resort will introduce a very large number of oversize vehicles, improperly accounting for them significantly understates the real impacts from the project.

4. The traffic analysis didn't study the need for road widening on Bullfrog Rd or SR 903 (i.e. a corridor study). The study only looked at intersections. With the large amount of traffic added by 47 Degrees North onto Bullfrog Rd and SR 903, together with the large amount of traffic already drawn to these roads by the school campus, Suncadia, future City Heights access, transfer station etc., it is essential to analyze whether these roadway corridors will be over capacity and will need to be widened or lanes added. The fact that this wasn't studied is a major oversight.

5. The traffic analysis of the I-90 Exit 80 ramps is flawed because it does not reflect the gridlock effects from the freeway during peak summer weekend periods. We who live here know that on peak summer weekends traffic backs up past the weigh station onto Bullfrog Rd. often past the Tumble Creek entrance. And that's before adding the additional background from Suncadia, City Heights and other major projects vested and in the pipeline.

During peak summer periods no mitigation at the ramps can be effective until if/when the freeway itself is fixed. Adding the 47 Degree North traffic will simply make peak backups worse, perhaps extending all the way to the Suncadia Trail main entrance or further.

6. There is no analysis of cut through or bypass traffic when the freeway is in gridlock condition. We who live here know that on peak summer weekends significant bypass traffic occurs on Cle Elum 1st and 2nd Streets, SR 903 and Bullfrog Rd. How will the proposed 47 Degrees North collector arterial (connecting SR 903 to Bullfrog Rd.) function during bypass events and how will this affect queues and backups at exit 80?

7. The studies didn't analyze the impact of major congestion on the ability of our emergency responders and law enforcement to respond to accidents and emergencies, nor the impact of congestion on wildfire evacuation. We who live here know that emergency vehicle access is currently a major issue and it can only be expected to worsen. The fact that this wasn't studied is a major oversight. The city committed to looking at emergency evacuation during scoping.

Conclusion - The 47 Degree North traffic analysis doesn't accurately report traffic from 47°N. It significantly understates congestion on the city and UKC road network both with and without 47 Degrees North and so it is flawed. No further action should be taken until the Addendum traffic analysis is corrected.

Comments on the Draft Development Agreement

Until the SEPA traffic analysis is updated to correctly reflect expected congestion and impacts no action should be taken on the development agreement because it will be based on flawed data. However, since the Draft agreement is a part of the application materials, I provide my initial comments on the Exhibit D - 47 North Transportation Impact Mitigation Plan.

When reviewing the agreement, I ask the city to think about recent experiences with the City Heights Development Agreement. Many provisions in Development Agreements may seem simple and benign at first but carry interpretations that have impacts far beyond original intents and understandings. Yet they obligate the city to accept responsibilities,

costs and risks regardless of the passage of time. The 47 Degree North Development Agreement carries far more significant risks and potential costs for the city than any previous development agreement.

I also ask the city to think about recent experiences on the 1st Street Downtown Revitalization Project, the difficulties and uncertainties of securing funding, the length of time to completion, the uncertainty of cost estimates and unforeseen circumstances that arise. 1st Street is just one project, albeit a very large (and important) one. The 47 Degrees North agreement as written would obligate the City to build 14 or more intersection projects and potential road corridor widening of uncertain scope and cost with little help from Sun Communities.

This draft Development Agreement is clearly very "developer friendly", and a very unfair deal for the city. In many, if not most, jurisdictions in Washington, 47 Degrees North would be a non-starter, and rejected on its face because it doesn't meet concurrency requirements.

Concurrency is a state law which says if roadways are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool and allowing Sun Communities to add more traffic to roads already over capacity.

Even under the current traffic analysis in the Addendum (which understates traffic) much of the city's and UKC's primary road systems will be at failure (gridlock) by 2031 during peak periods, even without 47 Degrees North. When the traffic analysis is updated to include the correct background traffic from Suncadia and City Heights it's likely the entire system will be at failure (gridlock) by 2031. The fact is, there is simply no excess road capacity available for 47 Degrees North in the current system. All available capacity has been used up and/or allocated to the other large developments the city and the county have approved.

The road improvements that would be needed to add capacity for 47 Degrees North are massive and system wide. Just looking at intersections in the current traffic study, it shows about 14 intersections in the city and UKC that need to be upgraded. And the traffic report significantly understates what's needed because it only looked at intersections, not at corridors. When corridors are included in the updated traffic analysis it's likely that the total cost to upgrade the road system could easily be well more than $20 million.

With the city facing massive costs for road system expansion, Sun proposes the city allow them to add all of the 47 Degrees North traffic onto the already gridlocked failing road system in exchange for a fee of just $1.0 million and a "loan" of $3.6 million which has to be paid back under uncertain terms (but it definitely has to be paid back). Sun would have no responsibility to make any offsite road improvements anywhere. Simply pay the fee and go. All the responsibility would be passed to the city and UKC taxpayers.

This development agreement as written is a recipe for years of gridlock because most of the road system won't be upgraded for decades because every single intersection and roadway will have to wait on city (or county) funding, band width, priorities and grant availability. The city knows well how grant funding cycles operate, they are lengthy and uncertain and never yield as much as is needed. And as the years go on the cost of road improvements will continue to rise (they always do) but with this agreement Sun's responsibility won't rise. It will be capped.

My specific comments on the development agreement are:
1. The Recitals (A. thru E.) require the city to accept the results of the flawed traffic analysis. If the DA is signed as written the city will have no future legal recourse to contest the inaccurate traffic studies.

2. The agreement should include a "concurrency plan" which restricts the pace of development to actual available capacity in the road system. Mitigation occurs when a project is built, not when a fee is paid. The developer should not be allowed to pay a small fee and add traffic to already failing roads.

Section 3 of the DA contains a clause that appears to exempt 47 Degrees North from WA state concurrency law. This clause should be removed, no development should be allowed to add traffic to already failing roads.

3. The developer's estimates of project costs are very very preliminary and understate the true cost of what it will actually take to build projects. None of the road system improvements in the study are on any CIP/TIP list; there are no preliminary design plans, surveys, or engineering cost estimates; there are no studies of utility relocations, soils conditions or ROW acquisition; no studies of number of lanes, lane lengths, impacts on adjacent properties.

The developers' "estimates" are described in their application material as "notional"....in other words, not based on any site-specific real-world data. As the agreement is currently written the city will be accepting responsibility for a huge black box of unknown scope, cost or schedule and inevitable cost overruns.

5. As the agreement is currently written, the city would be accepting a fee for improvements to County and WSDOT facilities (Bullfrog Rd and I-90 ramps). Without an Interlocal Agreement the city cannot accept payments or responsibility for improving County and/or WSDOT facilities. But even if the city could, it's not in the city's interest to take responsibility for other jurisdictions. It should be the developer's sole responsibility to negotiate mitigation with the county and WSDOT and any agreements reached with them should be incorporated into this development agreement.

Request
I respectfully request that the city halt this process and require that the traffic studies be redone to correct the serious flaws that have been identified, and that the city review its options under concurrency law and not spinning traffic and risk onto the city and UKC taxpayers.

Thanks for the opportunity to make these comments.

To the Honorable Mayor McGowan, City Council Members, and City Planners,

I am writing to share my thoughts about the Sun Communities 47 Degrees North Major Modification to the Bullfrog UGA Master Site Plan and Development Agreements application and Addendum to the SEIS.

As a person without the ability to cast a vote in this matter.

In other words, I speak as one of the others. One of the other 43,000 inhabitants of Kittitas County who will be impacted by your decision on this matter – who will bear the burdens of any decision other than a full denial of this application.

I am also one of the 1000's of 'others' who inhabit and recreate along Bullfrog Road and Hwy 903, all the way to Salmon Le Sac & beyond, who's safety, wellbeing, & quality of life is dependent on you not approving this project.

Whether an emergency evacuation or just weekend traffic, 47 Degree North would literally serve as a physical chokehold on a funnel of people who live & recreate in this area.

I have reviewed much of the application & its supporting materials. And I have struggled to find any benefits associated with this application or project.

In contrast, the number of reasons why this application should be rejected are numerous & clear.

I could go into numerous specific talking points, but I am sure you are acutely aware of all the many and very thoughtfully written, fact-based, intelligent reasons this application should be denied in its entirety. Some are reflected below. I urge you to listen to the voices of this region.

Growth is inevitable & can be good for communities when done well & in a thoughtful manner. It is one of those things you recognize when you see it laid out.

Good growth happens slowly & organically over decades.
It does not double the population of a town in less than a decade

It creates opportunities for residents.
Sun Communities won't help realtors, there's nothing sold

Sun Communities won't builders or tradesman because nothing is built on site

Sun Communities won't support Cle Elum's downtown because Sun proposes a retail center larger than Cle Elum's downtown which will compete with downtown businesses.

And helps small business owners & local businesses thrive, including the hearts & souls of cities – the downtown core.
Jay McGowan's own stated 2015 vision (Nov 4, 2015, *Daily Record* article) for the area's economic future included:

"'Small business — big time. Independent small business,' he said, adding that people come to Cle Elum to get something 'made in Cle Elum,' not something they can buy locally at a major retailer."

Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

Good growth doesn't strain infrastructure & public services, nor unfairly shift the burden of costs to others.
Sun Communities provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

Cle Elum Municipal code 17.51.010 states:

Access Points. *Entrances and exits to the RV park may be shared with any abutting or adjacent uses if approved by the city, so long as access is adequately designed for safe and convenient movement of vehicular traffic into and out of the RV park,* ***and there is minimal friction with free movement of traffic on adjacent city streets.***

The traffic analysis of the I-90 Exit 80 ramps is flawed because it does not reflect the gridlock effects from the freeway during peak summer weekend periods, the impact of any required road widening, the impact of RVs and travel trailers on traffic (for the 627 site RV Resort), the impact of congestion on emergency responders/police and/ or wildfire evacuation.

Sun proposes the city allow them to add all 47 Degrees North traffic onto the already gridlocked failing road system in exchange for a fee of just $1.0 million and a "loan" of $3.6 million which has to be paid back under uncertain terms (but it definitely has to be paid back). Sun would have no responsibility to make any offsite road improvements anywhere. Simply pay the fee and go. All the responsibility would be passed to the city and UKC taxpayers. Any such increase in taxes will effectively translate to a subsidy for a private business.

Instead, good growth generates real & ongoing revenue for present & future improvements.

Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up. Sun relies upon their retail center to generate revenue for Cle Elum, as the fiscal study shows the Manufactured Home/RV resort portion of 47°North is a net negative for the city meaning it will cost the city more to serve than the city will get back in taxes. However, there will be no actual legal obligation or city requirement for Sun to build anything in the retail center, any particular use, on any particular time frame (confirmed by the city's consultant). The actual buildout and timing will be "market based" (i.e. developer discretion).

Good growth pours its energy back into the community.

All the while retaining and supporting a way and quality of life consistent with what people know and love.

Good growth is in keeping with the character of the town.

Good growth doesn't cede 50% of the housing stock to one landlord or give undue political power to one entity.

Sun Communities is a corporate behemoth, much, much larger in size than the City of Cle Elum. Its reported yearly revenue was $1.4 Billion USD in 2020, but that was before their reported recent $1.5 Billion UK acquisition. Consider this, if 47°North is approved, this corporation will be the largest single landowner in the city, the single largest taxpayer, the single largest water and sewer customer, etc. Because the project will be set up as a one owner business entity, Sun Communities will in effect be the City's big silent (or perhaps not so silent) partner.

Rather it provides opportunities for real home ownership, which includes owning both the house and the land upon which it rests.

Sun Communities is proposing a 757-unit Manufactured Home community. They will own all the ground forever. Single family owners have to buy high end manufactured homes from Sun's approved vendor's, carry a mortgage for that, and then also pay monthly ground rent back to Sun...forever. All the water, sewer and roads will be private and owned by Sun, not by the city. Owners in 47°N will have to pay Sun for water and sewer, not the city.

And it provides for affordable housing that is reflective of local households' real incomes & needs.
Of the 757 units, only 50 will be classified as "Affordable". Sun's definition is affordable to a household making $48,000/yr. (Sun is changing the City's current definition of "affordable" from affordable by a household making $28,000/yr to $48,000/yr).

Good growth respects the voices of others in the region it impacts.
As Cle Elum's mayor, Jay McGowan was quoted in a Nov 4, 2015, *Daily Record* article:

"He said he wants to see a 'vibrant, family friendly community' that includes not just Cle Elum but all three towns — Cle Elum, Roslyn and South Cle Elum working together... Those communities also have 'another big partner — Suncadia,' he said, adding, 'all the communities have to work together.'"

And it is gentle on the earth.

Lastly, good growth doesn't pit communities against a city council, mayor, and planning team. Instead, it includes decisions that reflect the wishes of the community at large.

Indeed, the original Bullfrog UGA Master Site plan, created in 2002, took these sorts of factors & others into consideration when creating their roadmap for future growth in the region. The authors had a vision, one that allows for growth that is in keeping with the traditional rural, small town, mountain character of the Cle Elum area.

But what Sun Communities wants to build is none of these things. If there ever was an example of bad growth, Sun Communities would get an A+. It embodies the very essence of the wrong type of growth and stands in glaring opposition to the vision laid out in 2002.

At the end of the day, Sun Communities is attempting to rapidly deploy their business model in this region. One that is ultimately focused on creating as much revenue it can,

and not sending it to Cle Elum, but rather back to a for-profit, publicly traded entity that is focused on maximizing returns for itself and its investors. This is what they care about.

I think it is readily apparent that if Sun Community Developments were good stewards of the land, to the people who live in them, and their neighbors, they would not seemingly be embroiled in numerous lawsuits around the county. A simple search on Google for "Sun Communities lawsuits" yields a startlingly long list.

While I am sure there is someone in the local community who stands to benefit from this relative to the original plan, I, for the life of me, can't imagine who they might be.

More so, community loss from this potential project should far outweigh any individual gain.

To be fair, none of us know what any of you are thinking about this project & application at this point. But I can't imagine a single one of you could, in good faith, think this project is even remotely close to being a good thing for the people, character, and lands of Cle Elum & its neighbors. Not now, not in the future.

To quote Jay McGowan from the 2015 article one last time:

"Without someone 'who is very savvy we will have no one to protect the city'."

To be very clear, this is a hyper-local decision, but one with profound and deeply negative regional impacts. Sun Communities may want Cle Elum for their bottom line, but Cle Elum and the region do not need, nor want Sun Communities in return.

Sun's request is like a Comp Plan Amendment or a rezone, it's a discretionary action and the city council can vote no if they don't want it changed for a large range of rational reasons.

I urge the City Council to do the right thing for Cle Elum and its neighbors; **be "savvy"** and reject Sun Communities 47 Degrees North Major application in its entirety.

Let the original Bullfrog UGA Master Site plan stand as written and continue to be the guiding vision for this region.

Thank you for your time, your consideration, and care for this community,

Laura Trimingham

621 Equinox Dr
Cle Elum, WA 98922

Swift, Mary. "Council member McGowan is the new Cle Elum Mayor." Daily Record, 4 Nov 2015.

Name: LAWRENCE CATES Date: 6/11/23

Address: 491 HAZELNUT LANE
CLE ELUM, WA 98922

Email: ljcates37@gmail.com

Phone: 509-857-2163

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

LeeAnne Case
406- Columbia Ave
Cle Elum, Wa
98922
leeacase@gmail.com
206-351-1699

May, 10, 2023

To: City of Cle Elum Mayor, City Council members & Planning department

I am writing the city to let you know I am VERY STRONGLY opposed to the Sun Communities 47° North proposal for the Bullfrog flats property that is proposing a manufactured home an RV Community.

I would like the council to vote NO on this project and keep the land use as it stands for houses, that will provide homes and a sence of community. What Sun Communities is proposing will destroy our community here in Cle Elum. They will turn one of the last beautiful parcels of land that the city has left

to build houses and a neighborhood into a trailor park. It will be a transient city within our community. We will be inundated with RV's, trailors, boats, SUV's, snow mobiles the likes we have never seen before. Our city will be overrun with rowdy crowds every single weekend and holiday and our roads will become a traffic jam which will be a nightmare for our police & fire department, EMT's and local residence, not to mention what it could do to I-90 traffic trying to enter & exit off and onto a one lane road. The manufactured homes don't provide the same tax base as a house and the people buying them don't even own the land which makes them vunerable to payment increases that Sun Communities can impose on them.

These manufactured homes do not increase in value like a home does either. With no true ownership you are once again creating a transient community instead of a home owner that can set down roots and become a productive member of our community with The Eagles, The Schools, The Churches and a tax base to support Cle Elum. This proposal provides no significant advantage to our community so please please, VOTE NO to this proposal!

Thank you,

LeAnne Case

Name: Leilani Espitia

Address: 140 Scatter Creek Loop
Cle Elum, WA 98922

Email: leilani.espitia@gmail.com

Phone: 951.642.0752

Date: May18,2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Leilani Espitia

Signature

Name: Liam McCoy

Address: 201 E. Washington
Ellensburg

Email: liammccoy860@gmail.com

Phone: 509-260-0221

Date: 5-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Lincoln Mueller

Address: 97 PO BOX 338
Ronald, WA 98940

Email:

Phone:

Date: 6.13.2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

RECEIVED
MAY 31 2023

Name: LINDA BARKER Date: 5/6/23

Address: 4410 78 AVE CT NW GIG HARBOR WA 98335

Email: MOOSEFORME@AOL.COM

Phone: 253 2085458

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Linda Barker

Signature

Virgil Amick

From: Linda Cooper <lindapizza@yahoo.com>
Sent: Friday, April 28, 2023 7:11 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Cle Elum City Council Member:

I am writing during the comment period to protest the 47 Degrees North development. I am a Ronald resident, and my biggest concerns with such a big development is road access during a fire and access to other services. Currently, our community is at capacity in regards to roads, schools, emergency services, etc. With such a quick build up, I question getting up to speed in time. The amount of money needed to do this is not going to be small and will not be provided by Sun Communities. Even our county has major concerns about this development. Sun Communities rating is poor. They do not take care of their properties and there have been horror stories from their residents in the past. Overall, this development will be a disaster.

Development is inevitable, but there will be another project, sooner or later, that will be much better for our community.

Please do not approve 47 Degrees North!

Sincerely,

Linda Cooper
Ronald, WA

Sent from Yahoo Mail on Android

Name: Linda Sue C. Fetrow

Address: 530 Teanaway Heights DR.
Cle Elum 98922

Email: _____

Phone: _____

Date: 6-14-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Linda Sue C. Fetrow

Signature

Name: Linda Pfingsten

Address: 421 Prairie Lane
Cle Elum, Wa 98922

Email: pfingladybug@yahoo.com

Phone: 206 327 1071

Date: 5/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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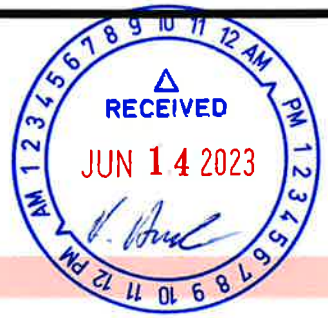
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Linda Pfingsten
Signature

Virgil Amick

From: Lindsay Sovde <sovdel@gmail.com>
Sent: Wednesday, June 14, 2023 9:55 AM
To: Planning
Subject: 47 Degrees North



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello -
I'm writing in opposition to the 47 Degrees North project. As a homeowner and resident in Suncadia, I'm very concerned about what this development will mean for our infrastructure, traffic, and emergency access to the communities around the area.

As you no doubt are aware, the Cle Elum area is already overflowing with traffic in the summer and other times of the year. Add to that 600 new homesites, and motorhomes/trailers, and it's a recipe for gridlock.

Additionally, there is significant infrastructure work that needs to be done on the water/sewer system as it exists today. It is not capable of supporting the massive quantity of new homes over such a short time frame. The quality of service (I do not receive service from this system) is unquestionably going to deteriorate and then where will the City get the funds to repair/improve it? Not from revenue provided by the new community.

Few people are talking about the impacts on the environment which must be substantial. To bring that many people so close to the river will no doubt hurt the many ecosystems that rely on its good health.

I understand that this property will be developed at some point. However, this is not the right development for the community.

Thank you,
Lindsay Sovde

Virgil Amick

From: Lindsay Wheatley <ms.wheatley@yahoo.com>
Sent: Friday, June 23, 2023 5:36 PM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, **schools**, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Lindsay Wheatley
Walter Strom Middle school 6/7/8th grade teacher
112 East Pennsylvania Ave
Roslyn, WA 98941

May 27, 2023

Linnea Hartman
13170 Salmon La Sac Rd
Ronald, WA 98940
jbjfan_1@hotmail.com

TO: City of Cle Elum –
Mayor, City Council Members
Planning dept / 47° N

119 W. First Street
Cle Elum, WA 98922

RE: 47 Degrees North
Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Community's 47° North proposal for the Bullfrog Flats property, the proposed manufactured home / RV community.

Greedy profits for a "17 Billion Super Predatory International Company.
Make No promises, reserve the right to change.
We have seen their lowsy ratings.
We DONT want them here!
Its not our responsibility to make their milliare shareholders richer! They don't care what our community price will be to pay for their greed and profit.

Why would you want to destroy our beautiful community? Adding 47° N to City Heights and White Rd, and other new developments. We are already inundated by campers, and rental properties, etc. Our streets are flooded. Locals can't even leave their homes on the weekends. No one will shop in town due to the traffic. Then where will the revenue be? Ellensburg, Yakima?
Allowing 47° N would make I-90, city streets, and 903 just like Seattle. Gridlock, Overburdened.
Sun Communities wants to "maximize summer weekend occupancy", yet they don't include weekend traffic in their proposal.
This would make the upper Kittitas County like Memorial weekend, 4th of July weekend, and Labor Day Weekend combined ALL OF THE TIME!
It is crazy enough as it is! The weekenders don't respect what they don't own. They come here thinking they are "out in the country", and rules don't apply to them. They disregard burnbans, having campfires, fireworks - Noise, flying up and down 903 all night long. We don't need 2000 more

vehicles in the UKC.

What is the advantage of 47° N to the citizens of the UKC? How is adding thousands of more people and vehicles going to help us? Having our roads, fire dept, police Dept, medical facilities, schools, postal service, water, sewer all overburdened. Not to mention we will have to pay for them to come into our beautiful community and destroy it, building the largest trailer park in the west! WE DONT WANT IT!!!

1100 acres of wildlife habitat from Bullfrog to the cemetary DISTROYED! The Elk, Deer and other animal population, DISPLACED! Where are they to go? Out onto I-90 to be killed, causing accidents, injuring people. Where is the U.S. Fish and Wildlife Service? Have they approved this?

Allowing 47° N would be very irresponsible! Listen to the people! None of us want 47° N! Do the right thing! Stop 47° N! FOLLOW The Law! Only 8 people get to determine our future. Why can't we, the citizens of the UKC vote on this? We are going to be the ones destroyed by this.

Who is going to live in Sun Community? anyone who can afford the monthly payments would NOT live in a trailer park!

47° North has ZERO benefits to our community. How do you expect your people of UKC to pay for all of the increases in taxes, water, sewer, etc., and absorb these expenses? Not everyone here can afford a first home, let alone a vacation home. Many are elderly, living on a fixed income and can't even afford food. A lot of people here live paycheck to paycheck, as it is. Shoemaker employees, food workers, Safeway, etc. There is no industry here. You expect all of us to pay for these billionares to make more billions, and be inundated by all of the extra people in our little UKC. Tell them NO! GO TO YAKIMA! Build your trailer park in Yakima! They wouldn't even notice it there. ~~After all they are~~ "The Palm Springs of WA!" Better weather there, also. They DON'T BELONG HERE!

These high roller international developers come into our beautiful, sweet community seeing that they can take advantage of the inexperienced people of this city. Make a quick buck, putting millions of more dollars into their RICH shareholders pockets, and leave us holding the bag. They don't care about any one of us, or how they will destroy our beautiful community. Only the money that they worship. Making their shareholders richer IS NOT our responsibility!

My husband's grandparents lived here for many decades, and he loved this area growing up. Forty two years ago we bought our property up at the lake. We loved the beauty and serenity of the area, and moved over 26 years ago and built our home. This area has always been special to us.

We have seen many changes in the LKC over the past 42 years. Some good, some not so good, but A7°N is NOT a good change. It would be total destruction for all of us in the LKC!

Do you remember the Jolly Mt. fire in 2017? Although it was started by lightening, it easily could have been fireworks, or a campfire. Up at the lake we only have one way out. No Evacuation System in place.

During the fire it was very unnerving knowing that we could be evacuated at one time. In the begining it was not an emergency situation. Nearly everyone left, except some homeowners. 903 was closed to traffic.

The fire had been burning for some time. One night the fire exploded and turned toward us and went to a Level 3 Evacuation. We were evacuated in the middle of the night. Luckily everyone got out safely, and the awesome firefighters were able to put out the fire, and save our homes.

This could have been a completely different scenario, had it been a sudden emergency in either direction of 903. By adding thousands of more people up here, on any given day, we would have all been trapped with NO WAY OUT! It would be like the Paradise CA fire of 2020. Many people were burned to death.
The same situation, adding thousands of vehicles to this already over populated area (lake) is pure insanity! Of course they will all come up here. Spelei and the boat launch at Wish Poosh are always crowded. It would be total chaos.

The Mayor's own words:
"I also have another vision, I really want to see Bullfrog Flats area developed into some kinds of Research campus that will have spin offs. How these development agreements are implicated is crucial.

Without someone who is very savvy, we will have no one to protect the city."

For all of these reasons that I have stated, and many others, I emplore you and the city to DO THE RIGHT THING! FOLLOW THE LAW! DENY 47° N! NO ONE WANTS THIS! GIVE US WHAT WE WANT

Sincerely,
Linnea Hartman
Linnea Hartman

From: Tiffany Christman swiftwaterpic[illegible]
Subject: PDFs
Date: Jun 23, 2023 at 5:19:54 PM
To: crluvsdogs@gmail.com

Name (please print) Linwood Rose
1206 Marian Dr.
Address, including city: Cle Elum, WA 98922

Date: June 26, 2023

Email to no later than 11:59 p.m. on June 26, 2023 planning@cleelum.gov
Subject Line – 47 Degrees North

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Linwood Rose Cle Elum

Created with Scanner Pro

RECEIVED
MAY 03 2023
BY: wp

May 2023

City of Ocean Shores

Please Please Stop 47 No.
we do not want them in our
town

Lisa L. Barker
(360) 921.4911
LBarker5@me.com

Name: Lisa French

Address: 305 Washington Street
Cle Elum, WA

Email: CCembroidery509@gmail.com

Phone: [redacted] 509-674-5578

Date: 5/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Lisa French Date: 5/11/23

Address: 305 Washington St Cle Elum WA

Email: ccembroidery509@gmail.com

Phone: 509-674-5578

ADDITIONAL COMMENTS:

Road?

Police??

Fire?

School????

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: lisa kendall <lkendallf@hotmail.com>
Sent: Friday, May 26, 2023 10:18 AM
To: Planning
Subject: Say NO to Sun Communities proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. I've have a home in Suncadia that I use on the weekends. I love the area and the small town feel. The locals are charming and I support all the small businesses. It is peaceful and relaxing and at the same time so much to do in the great outdoors.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Virgil Amick

From: Lisa Pearson <jeepprincess@hotmail.com>
Sent: Thursday, May 4, 2023 4:45 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Siw Bay-Hansen; Beth Williams; Steven Harper; Matthew Lundh; Sarah Lackey; bocc@co.kittitas.wa.us
Subject: STOP 47 Degrees North!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum and BOCC,
I'm writing to you today to inform you that the current Residents of this County will not fund the infrastructure for a trailer park on my watch. Not today and not without demanding every single one of you resign if your fail this one.

Where is our Community Center from Suncadia? Because if that's any example of how you plan to mismanage this development agreement? Every single one of you will be held accountable to your voters for the destruction of your community!!

We've waited nearly 20 years for you people to do your job and enforce Suncadia's contractual obligations to this community. You've all failed your constituents or we'd have the promised Community Center.

Your obligations to the current residents of this community are clear - WE SAID NO 47 DEGREES NORTH! We meant it! Now tell me how you plan to hold this developer accountable or resign immediately.

Put your faces on this! Use your elected Voices! TELL THEM WE SAID NO!!!

Represent us like you were elected to do or your legacy will be how you allowed your community to be destroyed at the expense of your own neighbors.

We are watching and we will hold you accountable, so I expect you to do your job and represent us to the fullest extent of your authority granted by us, your Voters and tell 47 Degrees North to fund their own community.

Every single one of you have failed us to date, or we'd already have a Suncadia funded Community Center! You cannot be trusted to hold anyone accountable so get busy and stop 47 Degrees North!

Disgusted Voter,
Lisa Pearson

Virgil Amick

From: Liz Swanson <lizswanson@ardentconsultinginc.com>
Sent: Wednesday, June 21, 2023 9:47 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

I am writing to inform the city of my strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

o Traffic gridlock with high volume of transient visitors in large recreational vehicles
o Decreased level of service for emergency medical services
o Decreased level of service for police protection
o Decreased level of service for fire protection
o Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
o Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
o Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
o Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
o High volume of short-term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades.
o 90% of profits will be, by law, sent out of our community.

I know the area is going to grow and I welcome that, but I believe this amendment is NOT appropriate. For these reasons, I strongly request the City to DENY this proposed major amendment and retain the current approved land use for the property. Thank you.

Respectfully,

Liz Swanson

Liz Swanson, Principal
Ardent Consulting, LLC

June 5, 2023

Lloyd & Twila Moss
707 W 2nd St
Cle Elum WA 98922
206-465-7579

Attn: Cle Elum Planning Dept. &
Cle Elum City Council:

To Begin with we are not opposed to change—
we support responsible growth of our Community. We would love nothing more than to have another grocery store and more shopping options, but 47° North is not the way to get it.

Cle Elum needs development that helps to pay for the necessary improvements, infrastructure and services which will be required as we grow. We support home ownership (land & structure) that brings in the required revenue for such growth. Ownership that inspires pride and a desire to be part of our Community.

47° North is none of these. They come in, make lots of money and walk away contributing nothing to the Community. The citizens of Cle Elum will be left with the bill for the infrastructure/services and the fallout from such a development.

We can't think of anything positive that 47° North brings to our Community. 47° North are a predatory Company who comes in, makes lots of money, leaves behind a mess, many complaints & lawsuits. They have done this in 100's of communities and we will be no different as this is their business model and practice.

We urge the City Council to listen to your citizens and tell 47° North NO!!! A yes vote will have devastating consequences for our Community for years to come. As the sitting City Council you

will leave behind a legacy that will be nothing to be proud of.

Lloyd Moss Lloyd Moss

Twila Moss Twila Moss

Name: Logan Kamla Date: 6/10/24

Address: 1083 Highland Loop, Ronald, WA 98940

Email: lkamla2dude@gmail.com

Phone: 425-591-4625

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the *rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and* utilities which will be separated from the rest of the city. It will create a private city within a city, <u>forever</u>.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, <u>forever</u>, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has *invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states* that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- <u>Denial</u> of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

May 2023

City of Cle Elum

Please Please Stop 47 No.

We do not want them in our

town

Please stop

Lon L. Lewis 47 north Ptodject.

In and around CleElum

1/3

June 26, 2023

Loreley Drach
P.O. Box 1051
Cle Elum, WA 98922
(190 orphan Nugget)

Letter Opposing 47° N ! ! !

Dear Cle Elum City Council,

I wanted to submit comments on the proposed 47° North Trailer Park Project. In reality this is a trailer park lipsticked as some fancy mobile housing development. It will change the course of Cle Elum, most likely, from its image as a renovating eastern Wa town of a loudly historical town to a Company Town owned in 1/3 by a mega developer of low end non-durable rental land. A Company Town, with an absentee owner, is interested in the revenue it will generate to pad their own lifestyle in a far off location. Cle Elum had it right all these years while it disallowed trailer/mobile homes. Its the permanent homes and home owners that are invested and committed to the ongoing health and viability of The town of Cle Elum and its associated neighboring towns

and communities. We moved here to enjoy a type of place that is disappearing. With a drug epidemic attempting to dismantle the cohesive bonds of lasting neighbors, neighborhoods, and ~~com~~ community, Cle Elum seemed well placed to resist that trend. Making 1/3 of the town a transient comp consisting of lower end mobile units can affect that resilience.

In a nutshell, Cle Elum city council needs to maintain is current course and regulation it has imposed on all other landowners in Cle Elum.. NO MOBILE Home Units on city land. Single family residences owned by the individual occupants. Lower Density, higher quality living larger lots, with higher tax value should only be allowed as currently allowed and was originally agreed upon in the original plans that allowed the current Suncadia Resort Development to Occur!

Loreley Roach 2023

Additionally. 47° North appears to be removing highly valued recreational use land from the Wa State Horse Park. This will seorely affect the future use and enjoyment of horse people and walkers. This park is an amazing resource for not only Cle Elum and Kittitas County, but also for the State of Washington and greater PNW region. As the Park continues to be improved it will become ~~be~~ more of a destination. The trailer park/RV trailer park as proposed will have profound negative impact on it into the future.

My comments only address ~~all of~~ a portion of my concerns. Other serious concerns are tax deficit, roading, sewer, and water, as well as the social and well being impacts on Cle Elum and surrounds. Thank you, please make the best logical and legal course and deny the appicaton.

Loreley Drach June 26, 2023

Virgil Amick

From: Lorenda Alward <lorendaalward@gmail.com>
Sent: Tuesday, May 2, 2023 9:40 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver
Subject: 47 Degrees North Major Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

– is not in character with the City of Cle Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
– provides no significant benefits to upper valley residents and taxpayers, but
– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
– will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of

service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Lorenda Alward

808 Roslyn Place

Cle Elum, WA

Stefan and Lori Clemente
1100 Golf Course Road
Cle Elum, WA 98922
Loric916@gmail.com
509-304-4805

May 8, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Lori Read

Address: 1390 Mountain Creek Dr.
Cle Elum Wa. 98922

Email: MikeandLoriread@Frontier.com

Phone: 206-369-5073

Date: 5-30-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Lori K Read

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Lori Stringfellow

Date: 6-20-23

Address: 710 Hidden Valley Rd.
Cle Elum WA. 98922

Email: loristringfellow@gmail.com

Phone: 206-861-6249

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Lori Stringfellow

Signature

Virgil Amick

From: Lorraine Chavez <LorraineC0305@msn.com>
Sent: Monday, May 22, 2023 10:13 AM
To: Planning
Cc: John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; Jay McGowan
Subject: 47 Degrees North Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Lorraine Chavez
305 N. Teanaway Avenue, Cle Elum, WA 98922

(*sent via email*)

May 22, 2023

City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street
Cle Elum, WA 98922

Re: 47 Degrees North Project

After reviewing the pros and cons regarding Sun Communities 47 Degrees North proposal for the Bullfrog flats property, I'm requesting the City of Cle Elum to deny their proposal. As a taxpayer and recognizing you as our representatives in this matter, I am sharing my strong opposition.

You have received numerous correspondence and are all too familiar with the specific community concerns regarding the Sun Communities 47 Degrees North proposal. As a taxpayer, my question becomes do those we have representing the City truly represent the taxpayers and the interests of our small community. While I support business and managed growth, it behooves us to learn from our past and apply sound judgement as we continue to grow.

I'm hoping the City embraces the original vision we thought for Bullfrog Flats; growth that is an extension of our City and not a separate for-profit community; for me as a taxpayer not to be penalized by taxes that promote big business profit; and the traffic issues and services that we currently struggle with without adding this proposal. These examples are just to name a few.

I submit this letter representing my views and with the intent to represent my daughter who is the next generation Cle Elum resident and will inherit your decisions.

Sincerely,

Lorraine Chavez

Sent from Mail for Windows

Name: Louie Osmonovich

Address: 2711 Mohar Rd.

Email:

Phone: (509) 304-4793

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Louie Osmonovich

Signature

Name: Lydia Weis

Address: PO BOX 801
Cle Elum, WA 98943

Email: lydia@inlandcell.com

Phone: 509-649-2500

Date: 05/12/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Lynda Womack

Address: PO Box 627
Roslyn, WA 98941

Email: womacklynda@gmail

Phone: 509-269-0880

Date: 6/15/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Lynda Womack

Signature

Virgil Amick

From: LJ <the_julins@comcast.net>
Sent: Sunday, May 7, 2023 2:08 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Stop 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

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One question I have: Have you as the City of Cle Elum, already taken any monies, at all, from this developer/Sun 47 Degrees North for property or in acknowledgement of the proposed to come to fruition?

Regards,

Lynn Julin

1501 Rocky Mountain Way

Cle Elum, WA 98922

Virgil Amick

From: lynnkoki@aol.com
Sent: Sunday, June 25, 2023 5:36 PM
To: Planning
Cc: Jay McGowan
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am asking you to DENY the 47 degrees north development!

The local infrastructure will not handle a development of that magnitude. The impact on Bullfrog would be unacceptable.

The negative impact on Roslyn would be beyond tolerance. The traffic Is already too much.

Regards,

Lynn Louise
400 N 7th
Roslyn, Washington

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

Name: LYNN SMALL

Address: 302 PERRY LN
Cle Elum, WA 98922

Email: LHSmall@gmail.com

Phone: (360)-478-6736

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Lynn M Small

Signature

Name: Lynne Worley
Address: 1703 Airport Rd
Cle Elum WA 98922
Email: LYN241@gmail.com
Phone: 425-765-6046

Date: June 20, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

L. Worley

Signature

Name: Lynnea Nilson

Address: 16992 Hwy 97
Cle Elum, WA 98922

Email: northwindranch@gmail.com

Phone: 509-304-2372

Date: 6-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Maggie Nicolino

Address: 60 Indigo Lane

Roslyn, WA 98941

Email: mnmnicolino@comcast.net

Phone: 206-399-8892

Date: June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Margaret "Maggie" Nicolino
Signature

Name: MALIA McINNES Date: 5/30/23

Address: 722 E 1st St
CLE ELUM WA 98922

Email: malia.jade@mac.com

Phone: 818-425-6841

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Malia J McInnes

Signature

Virgil Amick

From: Marc Brodine <marcbrodine1.mb@gmail.com>
Sent: Friday, June 23, 2023 9:49 AM
To: Planning
Cc: John Glondo; Ken Ratliff; Jay McGowan; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Application

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

June 23, 2023

Mayor City of Cle Elum
City of Cle Elum Planning Department,
119 West First Street
Cle Elum, WA 98922
Cc: Cle Elum City Council

Mayor Jay McGowan;

I request that the Cle Elum City Council deny the Sun Communities application *to amend, modify, and restate the existing land use approvals for the property commonly known as the Bullfrog Flats Urban Growth Area.*

Sun Communities ***claims*** that this development 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.*

Sun Comminutes plans on creating a total of 1384 new dwelling units. Those units could bring in an additional 4,500 people to Cle Elum (current population 2,300). Cle Elum's neighboring communities of Roslyn and South Cle Elum would also be adversely affected. South Cle Elum has a population of 577 and Roslyn has 918 people. Those numbers are dwarfed by the people that Sun Communities would add, more than doubling the population in the Upper County, almost tripling Cle Elum's population.

Is Sun Communities promising to triple the tax revenue to the city and county? Has it committed to paying its full share of the costs of all city and county services? Are there any legal, binding commitments that will make Sun Communities live up to its promises in the event of a dispute?

This project is not in character with the City of Cle Elum nor the upper valley It would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned and required by city zoning and current approvals,

On behalf of our Upper County Communities, please deny this application.
Sincerely,
Marc Brodine
301 North B Street,
Roslyn WA 98941

Marcia Estell
50 Alder Drive
Ronald, WA 98940
mestell@hotmail.com
(509) 649-3609

City of Cle Elum, Planning Department/47 Degrees North
Mayor Jay McGowan
Council Members:
John Glondo
Ken Ratliff
Beth Williams
Siw Bay-Hansen
Steven Harper
Mathew Lundh
Sarah Lackey
Cle Elum City Planner

RE: 47 Degrees North Major Amendment Proposal

I am writing to encourage each and every one of you to **OPPOSE and DENY** the currently proposed development from Sun Communities/47 Degrees North and vote **NO** to this amended plan. This development does not suit our community nor the surrounding areas of Kittitas County. This development as it is amended will severely negatively impact the City of Cle Elum and the cities of Roslyn, Ronald, Easton and unincorporated Upper Kittitas County. The health, welfare and safety of the people in these communities must be protected by each of you by **denying** this proposed development.

Our family has been in this area since 1989 and we have recently opened a business in downtown Cle Elum. We have invested in Cle Elum and do not feel this development would benefit our business nor the other businesses of the downtown area. The traffic is already a problem with little foresight for bringing in hundreds of transient camping vehicles for which there is little to no on street parking so shopping in the downtown corridor will not be significantly increased.

Having lived in the area and been evacuated due to the Jolly Mountain fire, we understand the mess this development would play in the safety of evacuating in the future. The potential gridlock from hundreds of Motorhomes and vehicles towing Trailers on bullfrog or through Cle Elum could be the death of one of our loved ones or yours.

There are many legal reasons why this amended proposal by Sun Communities/47 Degrees North should be **denied**. This amended plan will not benefit anyone other than Sun Communities and their investors. The risks of quick overdevelopment of the small community of Cle Elum could destroy the city. There is already a lack of affordable housing and this development does not fix nor help this problem. The hired Cle Elum City Planner should be able to expose and address these issues to **deny** this amended proposal. I have not heard one single person in the Cle Elum area who approves of this development as proposed.

In closing, I encourage each and every one of you to **OPPOSE and DENY** the currently proposed development from Sun Communities/47 Degrees North and vote **NO** to this amended plan.

Respectfully,

Marcia Estell

Virgil Amick

From: Marcia Walker <mmwalker619@gmail.com>
Sent: Monday, June 26, 2023 6:29 PM
To: Planning
Subject: 47 degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Marcia Walker
619 Lincoln Ave
S. Cle Elum, Wa 98943

Sent from my iPhone

Virgil Amick

From: Marcie Fox <mjbfox@hotmail.com>
Sent: Monday, June 5, 2023 2:49 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To City of Cle Elum decision makers:

No to 47 Degrees North.

Please wrap this process and DENY Sun Communities's proposed quagmire. The supporting facts for this resolution are endless...

Respectfully,
Marcie Fox
501 Equinox Dr
Cle Elum, WA 98922

Name: Maria Myers

Address: 421 Meadow Ridge Dr.
Cle Elum, WA 98922

Email:

Phone: 206-963-3459

Date: June 8, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Maria Myers

Signature

RECEIVED
MAY 08 2023

May 2023

City of De Elum

Please Please stop 47 No.
We do not want them in our
town

Mariah Hepple
Rene Hepple

Virgil Amick

From: Marianne Kaluza <marianne.kaluza@gmail.com>
Sent: Tuesday, May 9, 2023 9:29 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To:
City of Cle Elum - Mayor, City Counsel members, Planning Department
From:
Tom and Marianne Kaluza
200 Rocking Chair Rd.
marianne.kaluza@gmail.com
425-941-8383

I am writing on behalf of my husband and myself to add to the discussion and to provide our strong opposition regarding the Sun Communities 47 Degrees North proposal for Bullfrog Flats property.

I appreciate that you are receiving these comments and appreciate the opportunity you gave the public at the meeting last evening.

I am in awe of this community. We have been here only 1 1/2 years and I thought I knew what a small town community would be like but I'm blown away by the quality of the people and the pride and compassion this community has for one another.
The Cle Elum/Roslyn community is a gem in its beauty and character. It is truly the HEART OF THE CASCADES! Please do not give this away to Sun Communities. You will never recover and get back what you now have.

I urge you to dig deep into the details of the proposal and dig deep into the character of the Sun Communities Corporation and REJECT their proposal.

I understand Cle Elum needs to expand the tax revenue base in order to provide updates to the infrastructure and provide for the needs of the community. I understand there are important and urgent financial needs. However, long-term, slow, planned and intentional growth will be best. Not a fast instant city that at the end of the day will drain the city of resources and drain the heart and spirit of this beautiful area. Sun Communities is not partnering with you; their priority is their shareholders.

Keep in mind the negative impacts of fast growth:
-traffic, police, fire, schools, emergency services, hospitals, etc.

-fiscal studies show this will not create the tax revenue you need.

Cle Elum boasts to be the 'Heart of the Cascades' and IT IS!! Do you want this to be replaced by Cle Elum having the 'Largest manufactured home/RV park on the West Coast'???

There are so many reasons to reject this proposal from Sun Communities and I urge you to DENY the proposed major amendment and retain the current approved land use for the property.

Thank you,

Marianne Kaluza
Tom Kaluza

Sent from my iPad

Virgil Amick

From: Mary Faucher <treemountaininc@gmail.com>
Sent: Sunday, June 25, 2023 8:45 AM
To: Planning
Subject: My comment Against 47 degree North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum, planning department:

This is my letter requesting

the City of Cle Elum

DENY, DENY, DENY!!!

47 Degree North Project.

This property should be used for an Urban Forrest.

A place for our community to have close in outdoor opportunity...to protect the mental health of our next generation and combat Climate Change. Keep the trees around the power lines! Protect from light pollution, protect our community.

This urban Forrest should be a place for community education on how to create and maintain a healthy fire

resilient forrest.

This land is for the people of Cle Elum to protect...
but this Urban Forrest should be used and enjoyed by all of upper Kittitas county...

Roslyn, Ronald , Easton.... including all the landowners in Suncadia and Tumblecreek.

This land should become an Urban Forrest.
What should this look like????

A place that the Yakama Nation would be proud of flanking their Headwaters.

A place that the Roslyn Cle Elum outdoor preschool could use as their classrooms.

A place next to our public school where all our kids could learn and practice healthy environmental hygiene.
How about Earning college credit in the urban Forrest???
Real Science!!

A mountain bike trail, picnic areas.. hiking.

How about a dog park???
Outdoor amphitheater?

Environmental education...for the good of our community , our children and for our Future.

A place where a small portion could be developed with AFFORDABLE low income proper housing. With Tax Revenue to cover the expense of infrastructure and maintenance,

NOT for THIS real estate investment company With For profit shady operation.

Please protect Cle Elum.
An Urban Forrest. Period.

Mary Faucher
312 E 2nd St
Cle Elum, WA

98922

509-952-1098

Saved by Grace

Name: Marilyn Foust Date: June 9 - 23

Address: 3030 Upper Rier Pt. R.R.
Cle Elum, WA 98922

Email: Salm2120@gmail.com

Phone: 509-674-1242

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- <u>Denial</u> of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Marilyn J Foust

Signature

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Mario A. Giordano
500 Rocking Chair Road
Cle Elum, WA 98922
Email: giorfamily@yahoo.com

Virgil Amick

From: Mark <Mark@pacificsportswear.com>
Sent: Saturday, June 24, 2023 9:21 AM
To: Planning
Cc: diane
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community!

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Mark and Diane Winward
PO Box 543
Cle Elum, WA 98922

Name: MARK Cleveland

Address: PO Box 1370
Ronald WA 98940

Email: MEcleveland61@gmail.com

Phone: _____

Date: 6/15/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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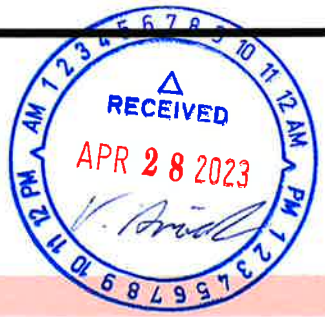
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Virgil Amick



From: Mark Hammon <mwhammon@gmail.com>
Sent: Thursday, April 27, 2023 7:07 PM
To: Planning
Subject: NO 47 DEGREES NORTH!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Cle Elum Planning,

We do not need this project in our small community. It doesn't benefit anyone. The city, current residents etc. It will over extend our current city services and schools. Please vote this down and DO NOT ruin another nice little town!

Mark & Jennifer Hammon
452 Mahonia Drive
Cle, Elum, WA
98922

Name: Mark Linton

Address: 171 Portal Ct.
Cle Elum WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

June 12, 2023

City of Cle Elum Planning Department
119 West First Street, Cle Elum, WA 98922.

RE: 47 Degrees North plan

Attention: Planning Department/47 Degrees North

We cannot believe the leadership in Cle Elum would even consider a project such as this. The world has changed a great deal for the worse from when this project was first proposed. We moved from Seattle to get away from the problems this sort of project will certainly bring to the area. Some issues will be more traffic, drugs not to mention all the other crime. The current plus for living in Cle Elum is that we are somewhat isolated from the negative impacts of what this kind of development will bring to our area.

Police, fire, medical and other services would have to expand significantly to support this community. The developer makes his profit, and moves onto the next project, leaving the City to deal with all the expenses for the community with little increase in tax revenues.

1. Our roads are already at capacity. I-90 cannot support anymore traffic on the weekends. Many of those on I-90 use Cle Elum as a by pass.
2. The proposal for a dense community is not in keeping with the neighboring communities. We could understand a small fractional commitment to affordable housing but not a development of this size. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded services plus using our rivers, lakes, camp sites and playgrounds. The proposed project is way too big and much too fast. A slow growing community like the original plan would be manageable for the City and the services the City provides.
3. This proposed development has no significant benefits to city or UKC residents. It creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer. In fact a project such as this will bring down the value of the surrounding community.

For these reasons, and many more, we implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mark Lucas
470 Rocking Chair Road
Cle Elum, WA 98922

Name: MARC MYERS

Address: PO Box 878
CLE ELUM, WA 98922

Email: MMYERS@WILLIAMSKASTNER.COM

Phone:

Date: 6/14/23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Mark Neville <c.m.m.neville@gmail.com>
Sent: Friday, June 23, 2023 6:35 PM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I have reviewed this matter and agree with the majority of engaged community members, and our community leaders, with regard to the 47 Degrees North Proposal--as a matter of common sense it should be stopped for the reasons enumerated below.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

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· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Virgil Amick

From: Mark Reed <mpreed65@gmail.com>
Sent: Friday, May 12, 2023 11:00 AM
To: Planning; tribune@nkctribune.com
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am 4th generation of Roslyn (since 1889), and I am totally against this project! Seems to me that the only person at the last Council meeting that supports this project is Mayor Jay McGowan. I also have my doubts that Greg Dohrn is truly neutral on this project.
The State Environmental Policy Act (SEPA), was enacted in 1971 to in part, to assess the environmental impact (good, bad, or otherwise) would be on the environment any given project, development, etc. I am quite skeptical about any SEPA determination. Please remember that Trendwest/Morningstar/Suncadia (which I totally opposed to) ultimately passed the SEPA process!! Ask any local that remembers what the Bullfrog area was like before Suncadia and the subsequent impact on the environment.
47 Degrees North is nothing like Suncadia for like it or not, Suncadia has built what I've heard called a "World Class" Resort where if you can afford it, you can own the land you buy and build on. Suncadia is also always actively supporting and contributing to various projects and activities in our local community. In comparison, 47 Degrees North wants to build a trailer park with them owning the land forever! I also have not heard one good thing about them so do you believe they will contribute and support our local community in the future? Does anyone other than McGowan support them? Does this honestly make any sense??
Put an end to this madness and say no to 47 Degrees North!
Sincerely
Mark P. Reed
Roslyn

Sent from my iPhone

Virgil Amick

From: Mark Selin <mark_selin@hotmail.com>
Sent: Thursday, April 27, 2023 2:58 PM
To: Planning; Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh; Ruston Weaver
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My name is Mark Selin – and I'm a long time recreator and Kittitas county property owner. I am writing this letter to express my personal opposition to the 47 Degrees North development.

The proposed manufactured home / RV community:
– is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation who's fiduciary duty is to its shareholders,
– provides no significant benefits to upper valley residents and tax payers, but
– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
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– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mark Selin

82 Bonnie View

Ronald, WA 98940

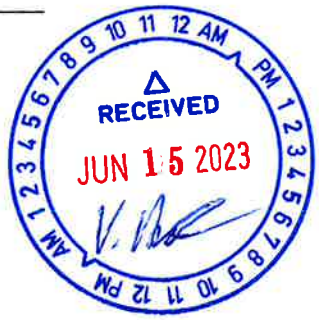
Name: Mark Smith

Date: June 10 '23

Address: 1083 Highland Loop, Ronald WA 98940

Email: sparkieee@comcast.net

Phone: 425-228-6590



To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, <u>forever</u>, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

M. Smith

Signature

MARK & JAMIE STONE
861 KOKANEE LOOP, CLE ELUM, WA 98922
mrstone5t@gmail.com; jamie.k.stone@gmail.com

April 27, 2023

Mayor Jay McGowan & Council Members
119 West First Street
Cle Elum, WA 98922

Dear Mayor & Council Members:

We have been residents of Cle Elum and upper Kittitas County for about three years. First, on Sagebrook Lane while building a house in Suncadia and presently on Kokanne Loop in our recently completed home. It is our permanent residence and we feel very fortunate to live in Suncadia and be a part of the broader community through involvement with the Cle Elum Eagles, Rotary and friendships throughout the area.

We understand that our opposition to 47°North can easily be dismissed as the selfish ("not in my back yard") grumblings of a Suncadia resident. We hope you will consider our perspective as we have come to understand and experience what makes this area so desirable and successful.

As has been recently reported in the Seattle Times on the growth of Roslyn and Suncadia, not everyone is pleased with the influx of affluent homeowners that are seen as wanting to radically change the character of the area. However, the Cle Elum Comprehensive Plan adopted many years ago recognized the economic importance of tourism for the future. We imagine that the crafters of that plan would be very satisfied with where things stand today. Many jobs, business opportunities and tax revenues have been created and, based upon recent momentum, it appears that past successes are only building on themselves. Increasingly, people want to visit and live in this area for what it is, not to change it.

How does 47°North fit into this picture? Does it compliment or detract from what is already here? Will the "west siders" be more, or less likely to want to visit here? We think the answers are obvious. Like it or not, the luxury home market and resort rentals have become a vital part of the local economy. If 47°North is bad for those sectors of the economy, then it is bad for Cle Elum. We recognize that the housing stock needs diversity and must include affordable options. The original plan for the Bullfrog Road area accomplishes that and does not need to be changed.

For Cle Elum, 47°North is a risky, vastly disproportionate commitment to transient housing in the form of manufactured homes and RVs that can only detract from the successes that have been achieved in recent years. The luxury home and resort businesses have generated a lot of new taxes for the area without putting a burden on the schools and other important services. 47°North will do exactly the opposite. It may "kill the goose that lays golden eggs".

We urge you to reject the Sun Communities application. Thank you for your consideration.

Respectfully,

Mark & Jamie Stone

Name: Mark VanSanten

Address: P.O. Box 93
South Cle Elum Wa. 98943

Email: Markmetalworks1@gmail.com

Phone: 425-422-5253

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MARK WINWARD

Address: 500 GOLD LEAF LN
CLE ELUM WA 98922

Email: MARK@PACIFICSPORTSWEAR.COM

Phone: 206-310-9890

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature: Mark Winward

Virgil Amick

From: Martha Wyckoff <marthawyck@me.com>
Sent: Sunday, June 25, 2023 10:38 AM
To: Planning
Cc: Beth Williams; Jay McGowan; Ken Ratliff; Matthew Lundh; Siw Bay-Hansen; Steven Harper; Sarah Lackey
Subject: 47 Degrees North
Attachments: Stop 47N letter-June 25, 2023 Martha M Wyckoff.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

TO: City of Cle Elum, Mayor, City Council Members, Planning Department
June 25, 2023
From Martha Wyckoff
RE: Sun Communities 47° North proposal

For the past 35 years, I have observed Cle Elum and the upper county to be a place that wants dearly to remain local. As change and growth occur here, that sense of place continues to mostly hold true for this community of people who have been here a long time and, also for the new residents. There is pride in the local. There is an energized commitment to quality and civic good.
The Sun Communities 47° North proposal does not bring quality or whole community benefit to Cle Elum and surrounds.

Plenty of "new" folks continues to arrive in this area and much of it is very good and adds positively to this fine town. Growth and change has generally brought in energy, fresh ways to address common challenges and people who love Kittitas County as a special place.

Sun Communities wants to develop in a way that significantly and negatively impacts our community on many levels without full participation or paying the true costs of being a part of Cle Elum and upper Kittitas County:
-infrastructure (all elements from roads, schools, medical etc.)
-services and fire preparedness,
-distracting and drawing business away from the core of downtown Cle Elum.
-the natural and environmental elements of this place including habitat and wildlife.

Has Sun Communities convinced or demonstrated in good faith to the city leaders and the residents, how it will be a local contributor to our community?
There is a strong local voice saying "No" to the proposed amendment. This is not NIMBY, this is about imagining a better plan and future for Cle Elum. 47° North does not fit the community vision.
Please listen and act with the long term good of Cle Elum and the residents.
Please for the good of the people, the city of Cle Elum, and the sense of community ---

--Deny the proposed amendment for the Sun Communities 47° North for the Bullfrog Flats property.
Sincerely,
Martha Wyckoff
Ballard Hill Rd, Cle Elum WA

... " being constantly surrounded by wildlife [is] a perfect way to live."
--Thor Vikstrom, 93. lives in Quebec.

Martha Wyckoff
marthawyck@me.com
601 Ballard Hill Rd
Cle Elum WA 98922

Martha M Wyckoff

TO: City of Cle Elum, Mayor, City Council Members Planning Department
June 25, 2023
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Sincerely,
Martha Wyckoff
Ballard Hill Rd, Cle Elum WA

Name: Martin Bauer Date: 6/6/23

Address: 350 Highland Loop
Ronald, WA 98940

Email: martybauer31@gmail.com

Phone: 425-443-3489

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Martin Marino <martindmarino@hotmail.com>
Sent: Thursday, May 25, 2023 12:32 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North
Attachments: Stop47DegreesNorth-Letter-Martin Marino.docx

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum Mayor, City Council members, and Planning Department,

I attended the City Council meeting earlier this month on May 8th, 2023 and was very happy to see so many people show up and speak out against the 47 Degrees North proposal by Sun Communities. You all were put in a very difficult situation and I truly hope the requirement for a public comments period was just that - a mandatory event and formality - and NOT an indication that any of you are in favor of this development happening in Cle Elum or any of our neighboring communities.

I hope and trust that each of you will search your heart and use your sound mind, as a neighbor and trusted community leader, to vote against this development and any/all requests for modification to the original plans for this land. I hope that every one of you knows and deeply understands the negative impacts a development like this would have on our beautiful, cherished community and we need your votes to stop Sun Communities from proceeding with any development of this land.

Please don't get me wrong, I am not against growth and development in Cle Elum and the surrounding communities, but the development plans that Sun Communities has for this land is NOT the kind of growth we want or need here. As stated in the attached letter, which comprehensively states all of the points I would like to make against the plan and Sun Communities overall, this is not the proper or intended use of this land and I strongly feel that it goes against everything the city intended when it drafted it's comprehensive plan, development agreement, and zoning for this property many years ago.

Please do the right thing for your neighbors, your community, and for yourselves as a member and homeowner in this community by voting **NO** on this horrible plan. Thank you.

Very respectfully,
Martin Marino
121 Elk Sedge Ct, Cle Elum, WA 98922
206-227-8008

Name: Martin Marino

Address: 121 Elk Sedge Ct, Cle Elum, WA 98922

Email: martindmarino@hotmail.com

Phone: 206-227-8008

Date: May 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Martin Marino

Name: Marty Kapsh

Address: P.O. Box 1711
RONALD, WA 98940

Email: mkapsh@msn.com

Phone:

Date:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: NATASH

Address: _____

_____

Email: _____

Phone: _____

Date: _____

ADDITIONAL COMMENTS:

AS A PART TIME EMPLOYEE OF PIERCE COUNTY EMERGENCY MANAGEMENT, I AM CONCERNED WITH THE 47 DEGREES NORTH AMENDMENT. I FEEL THE CURRENT INFRASTRUCTURE IN PLACE IN CLE ELUM, IS NOT ROBUST NOR LARGE ENOUGH TO SUPPORT THE CITIZENS OF CLE ELUM AND SURROUNDING COMMUNITIES OF RONALD AND ROSLYN. IN THE EVENT OF SOME TYPE OF DISASTER REQUIRING A LARGE EVACUATION, THE ROADWAY INFRASTRUCTURE AS IT CURRENTLY STANDS, WOULD NOT ALLOW FOR A SAFE AND EFFECTIVE EVACUATION. THE PASSING OF 47 DEGREES NORTH IS PLACING THE "BUGGY BEFORE THE HORSE". A LONGER EVACUATION FEASIBILITY STUDY NEEDS TO BE ACCOMPLISHED.

THANK YOU.

SEND LETTERS TO:

Emailed comments must go to: **planning@cleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Hawks are here #12 makapsh- user

Name: MARY FAUCHER Date: May 7 2023

Address: 312 E 2ND ST
CLE ELUM WA 98922

Email: m-faucher-errands@gmail.com

Phone: 509-952-1098

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mary Faucher

Signature

Name: MaryJo Andrews

Address: 150 Whitetail Rd
Cle Elum WA. 98922

Email: maryOljo@gmail.com

Phone: 206 892-8239

Date: 6-19-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

MaryJo Andrews

Signature

Name: MaryJo Andrews

Address: 150 Whitetail Ln
Cle Elum, Wa. 98922

Email: maryOljo@gmail.com

Phone: 206 892-8239

Date: 6-19-2023

ADDITIONAL COMMENTS:

As a resident of Cle Elum, I cannot see how this community is any benefit to the city and ~~surrounding~~ surrounding area.

SEND LETTERS TO:

Emailed comments must go to: **planning@~~city of~~cleelum.gov** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~**May 31**~~ 6/26 **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Mary Roberts

Address: 240 Beechwood Ln
Ronald WA 98940 Lake Cle Elum

Email: mlhroberts@q.com

Phone: 425-890-1958

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mary L. Roberts

Signature

Name: Mary Bridgette Scramlin Date: 6-14-23

Address: ~~116 W. Oakes St.~~ 116 W. Third St.
Cle Elum, WA

Email: N.A

Phone: 425-591-7682

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mary B. Scramlin

Signature

Name: Mary B. Scramlin

Address: 116 W. Third St
Cle Elum WA 98922

Email: _____

Phone: _____

Date: 6-14-23

ADDITIONAL COMMENTS:

The community won't be able to keep up with the influx of population for all the city! Higher crime & taxes ect ect ect. !

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityofcleelum.com~~cleelum.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Mary Waiss <mwaiss@outlook.com>
Sent: Tuesday, May 30, 2023 11:59 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Cle Elum City Council-

I'm writing to inform the city of my strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. I've been a Cle Elum resident for the last 4 years and own 2 properties in Suncadia. We moved here to enjoy the small-town feel, gracious residents, exceptional opportunities for recreation and simply enjoying our quiet outdoors.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats, and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This growth of this proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, rather creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Many thanks for your thoughtful review of this letter and the important decision at hand.

Please send updates to:
Mary Waiss
2081 Ruby King Loop
Cle Elum, WA 98922

Many thanks,

Mary- Pierre Waiss
(425) 478- 0433

Virgil Amick

From: Matt Rossmeissl <mattro@outlook.com>
Sent: Thursday, May 11, 2023 10:43 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am a resident in Cle Elum. I would like to see clarified the types of recreational vehicles that will be allowed and prohibited in the proposed 47 Degrees North.

Specifically, I would ask that all 2 stroke engine recreational vehicles and all off road motorcycles and ATVs prohibited for use in 47 Degrees North. Only street legal vehicles should be allowed for use in 47 Degrees North.

Is this the plan?

Regards,

Matt Rossmeissl

Get Outlook for iOS

Virgil Amick

From: Matt Rossmeissl <mrossmeissl@hotmail.com>
Sent: Friday, May 12, 2023 10:06 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

John Rossmeissl

360 Colfax Rd
Cle Elum, WA 98922

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts

On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested

The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments

The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

June 16, 2023

360 Colfax Rd
Cle Elum, WA 98922

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Matt Yates
Mattstorm724@gmail.com
206-498-1015

Name: Matthew Youngblut

Address: 405 E 2nd St
Cle Elum WA 98922

Email: Youngblutmatt@outlook.com

Phone: 319 423 2347

Date: 5-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Matthew Youngblut

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

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Ken Ratliff - kratliff@cleelum.gov

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Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

May 2023

City of Cle Elum

Please Please Stop 47 No.

We do not want them in our

town

May Tom
509 W 6TH
Cle Elum WA

Virgil Amick

From: Meg Mylan <megmylan95@gmail.com>
Sent: Monday, June 19, 2023 7:03 PM
To: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Sarah Lackey; Matthew Lundh; Planning
Cc: Scottmylan
Subject: We oppose Sun Communities proposal for the development of Bullfrog Flats

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City Council members,

I am writing on behalf of my husband and myself to share our concern over the 47 degrees North proposal by Sun Communities to develop the Bullfrog Flats area.

We are very concerned about the impact it will have on City of Cle Elum and it's residents. We oppose the proposal for the following reasons:

1. The development does not provide enough affordable housing nor does it's structure of leased land provide an opportunity to acquire equity as a home owner. There is a potential for large increases in land lease costs, without the appreciation of the value of the modular home structures.

2. The proposed development and it's retail center will not provide enough tax revenue for the city of Cle Elum to support the infrastructure that is needed for the development. There is no clause guaranteeing the development of the retail space, nor what it would include, only a proposed breakdown of amenities and businesses. And if this retail space were to be developed as proposed, it goes against the Master plan for the city, developed years earlier. The square footage suggested for the retail area is significantly more than needed for the number of single family dwellings in the development, which will impact existing businesses in Cle Elum.

3. Likewise, the roads and emergency services are not enough to support a development of this size, nor does tax revenue from this development provide what is necessary to support the population growth. The potential for congestion on weekends is almost guaranteed.

Please reject Sun Communities proposal as it does not serve Cle Elum residents nor residents of the larger Upper Kittitas County.

Sincerely,
Meg and Scott Mylan
41 Arnica Court
Cle Elum, WA 98922

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: Megan Durgan

Date: May. 17. 23

Address: 323 Elk Haven Rd
Cle Elum WA

Email: megan.durgan@gmail

Phone: 509 260 0807

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Mel Kuhlman

Address: 1671 Westside Rd

Cle Elum, WA 98922

Email: rockiesforu@gmail.com

Phone: 425-351-5802

Date: 5/07/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

26 June, 2023
To the City of Cle Elum; Mayor McGowen, City Council Members, the Planning Dept. and the Hearings Examiner;

Please accept these comments regarding 47 Degrees North:

Having lived in Upper Kittitas County for more than 30 years, I attended many of the original hearings regarding the development of the JeldWen /Trendwest Master Planned Resort, as well as the subsequent Bullfrog UGA discussions. The 47 Degrees North project is anathema to the original intention behind the creation of the UGA. The UGA was created, in part, to retain control over the expected "induced development" generated by the Master Planned Resort.

Turning this property over to a publically traded company, beholden to shareholders, throws away this control, especially in light of the Sun Communities dismal track record in other states.

The flawed "affordable housing" aspect would be much the same as current mobile home parks; subject to the whims of the landlord with little recourse, potentially leading to housing insecurity and exacerbating the very problem this means to address. As the UGA is already designated for affordable housing, this can be attained without overwhelming the community by a rapid doubling of the population.

The circus-like atmosphere of other Sun Community projects are a jarring prospect for an area valued for its rural character. Vastly exceeding similar projects, 47 Degrees North really has no comparison as other projects are – more appropriately - adjacent to urban areas. This is a violation of the current zoning at a minimum, and a potential catastrophe without the urban infrastructure required.

The traffic congestion and gridlock will have devastating impacts for everyone in Upper Kittitas County, and quite possibly lethal consequences as wildfires regularly require evacuations. This situation will only escalate with the effects of climate change.

In addition to significant impacts on roads, the serious effects of doubling demand on Emergency Services (police, fire, ambulance service, hospitals – KVH Emergency Department is 30 miles to the east and Snoqualmie Hospital is 50+ miles to the west over a mountain pass) cannot be over stated. EMS services are already strained.

The upgrades to infrastructure that will be required will clearly fall onto the existing taxpayers that are adamantly against this proposal. All of the Cost of Community Services studies are clear: taxes generated from these types of residential projects do not cover the services required, burdening the existing system.

A development of this size would devastate the rural nature of the area, potentially driving away the ecotourism that brings in revenue without burdening essential services. Denying this project does not take away development of the property, but would allow for the appropriate, and intended, purpose that could enhance life in Upper Kittitas County.

While not a comprehensive list, it is clearly more than enough to deny the proposed 47 Degrees North project.

Sincerely,
Melissa Bates
120 Elk Haven Rd.
Cle Elum, WA 98922

Name: Merle GAPP

Date: 6-15-2023

Address: 470 PRAIRIE LANE
CLE ELUM, WASH. 98922

Email: /

Phone: /

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Merle L. Gapp

Signature

Name: Michael J. and Shirley A. Baker Date: 5/30/23

Address: 61 Swallow Lane
Cle Elum, WA 98922

Email: mjbsquirrel@gmail.com

Phone: 425.944.9139

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature & Shirley A. Baker

Name: Michael Baxter Date: 5/14/23

Address: 771 Kokanee Loop Rd
Cle Elum

Email: mbaxterconsulting@hotmail.com

Phone: 206-707-4547

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Name: Michael Espitia

Address: 140 Scatter Creek Loop
Cle Elum, WA 98922

Email: Michael.espitia@gmail.com

Phone: 425-766-5161

Date: 5/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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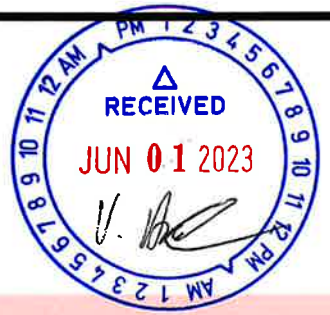
Michael Espitia

Signature

Virgil Amick

From: Michael Koetting <mtkoetting@gmail.com>
Sent: Thursday, June 1, 2023 12:15 PM
To: Planning
Cc: Beth Koetting
Subject: Opposition to 47 North



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My wife, Beth Koetting, and I are full time Cle Elum residents and are writing to voice our opposition to the 47 North development as it is currently proposed.

We support the original development proposal to add low cost/affordable housing to the community, however the amended proposal and variance request deviates significantly from this and would instead very quickly create a huge transient community. The impact of quickly creating such a large transient population (and the associated RVs) will overwhelm existing infrastructure (schools, emergency services, roads, etc.) and dramatically alter the culture and identity of the Cle Elum, Rosly, Ronald and Upper Kittitas County. Likewise, the proposed financial contribution by the developer (Sun) to help mitigate these impacts is woefully inadequate. The transient aspect of the development should be significantly reduced (ie RV park), the pace of the development should be slowed and the short/long term financial contributions of Sun should be increased before development is allowed to continue.

Regards,

Mike and Beth Koetting
431 Rainbow Court
Cle Elum, WA
763-607-3535

Name: Michael Lancaster

Address: 519 N. Montgomery Ave
Cle Elum WA. 98922

Email: _____

Phone: _____

Date: 6-7-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Michael Lancaster

Signature

Name: Michael Mahoney

Address: 1690 Coal Mine Way
Cle Elum, WA 98922

Email: Mickam174@hotmail.com

Phone: 425 614-5848

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: MICHAEL L. NELSON

Address: 31 BLUE GROUSE LANE
CLE ELUM, WA 98922

Email: MIKE-NWDFS@MAIL.COM

Phone: 509-366-2744

Date: 5/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Michael L. Nelson

Signature

Virgil Amick

From: Michael Sandsmark <sandsmark29@gmail.com>

Sent: Monday, May 29, 2023 9:55 PM
To: Planning; Jay McGowan
Cc: John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Regarding: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Jim McGowan & the Cle Elum Planning Committee,

I have lived in Cle Elum for over 4 years & I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Michael Sandsmark, 40 Columbine Ct. Mobile: 425-830-7591

Virgil Amick

From: Michael Stone <amazing_photos@yahoo.com>
Sent: Saturday, June 24, 2023 11:34 AM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

- Provides no significant benefits to upper valley residents and tax payers,

- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Michael Stone
Po Box 935
Roslyn WA 98941

Name: Michael Temple

Address: 116 E. 4th St
Cle Elum, WA 98922

Email: mike_temple@q.com

Phone: (509) 674-6440

Date: May 22, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Michael Temple

Address: 116 E. 4th St
Cle Elum, WA 98922

Email:

Phone: (509) 674-6440

Date: May 22, 2023

ADDITIONAL COMMENTS:

We, the residents of the Upper County, do not need nor want the historic and documented problems associated with the much smaller Mill Pond Park in Ellensburg.

SEND LETTERS TO:

Emailed comments must go to: **planning@cleelum.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Michelle Ashley

Address: 770 Mohar Rd
Cle Elum, WA 98922

Email: Michelle737Ashley@gmail.com

Phone: 509-306-0092

Date: 5-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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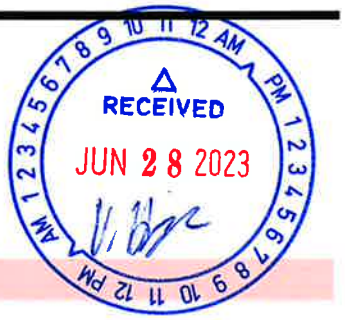
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.
- _____

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Signature: Michelle Ashley

Virgil Amick

From: Michelle Crone <craftyshelly@live.com>
Sent: Monday, June 26, 2023 8:30 PM
To: Planning
Subject: 47 Degrees North



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

We are writing to you in opposition to the 47 Degrees North Development.

As it stands right now, We find the developers amended plans to be of great concern. Of the utmost concern is the fact that their development will double our population while putting nearly nothing into the infrastructure both at the development phase and after.

As residents of the Upper County for 25 years, We have seen our traffic and wildfire activity increase substantially. We find it horrifying that should there be a natural disaster we will be unable to evacuate in a timely manner due to a huge increase in population without an increase in roads providing egress routes. Bullfrog Road, SR903, and First Street in Cle Elum are simply unable to handle the weekend traffic we currently have, much less a doubled population. It scares us to think of trying to evacuate during a true emergency. Add to this the lack of services we are already struggling with: Lack of health care providers, veterinarians, supermarkets, overtaxed first responders, no public transportation, and lack of good paying jobs and affordable housing just to name a few. This development will completely overtax our community without adding ANYTHING of value.

We have read the letters from the Mayor of Roslyn, the Kittitas County Sheriff, the CWU Professor, Larry Stauffer and our County Commissioners and agree with their assessments wholeheartedly.

While growth is inevitable, it should be managed responsibly, with each new citizen and new home contributing to the tax base in order to provide the level of infrastructure and services needed to keep the community as a whole safe. This development as proposed will provide an incredibly limited tax base, no ownership of the land the homes sit on, a transitory population thru the RV portion who will have no stake in the community, increased crime, and negative impacts on our natural resources, among many other negative impacts.

Lastly, We are truly concerned about Sun Community as a whole, and the problems that have arisen in developments already run by them. A simple Google search shows that allowing this company which has absolutely no stake in our community, to move forward with this project as amended by them will bring nothing but trouble to both our community and those that "purchase homes" within it. They are predatory and in it for 1 thing, money for their stockholders. They are not, nor will they ever be, vested in this community like our local builders.

What concerns us most though, is that we are still having to write to you about this again, 2 years after our first letter. The fact that this council has mismanaged this process, has not taken the comments and valid concerns of the citizens of this community to heart is frankly, a dereliction of duty and in direct opposition to the wishes AND best interests of the community you vowed to serve.

For all these reasons and many others, We urge you to DENY the proposed major amendment to the 47 North Project.

Yours Truly,
Richard and Michelle Crone
202 W. Alaska Ave
Roslyn

Virgil Amick

From: Jay McGowan
Sent: Tuesday, May 30, 2023 9:01 AM
To: Planning
Subject: FW: DENY this proposed 47 Degrees North Major Amendment

From: Michelle Hawes <MHawesAXO@outlook.com>
Sent: Tuesday, May 30, 2023 7:02 AM
Cc: Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; kratlif@cleelum.gov; Beth Williams <bwilliams@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Siw Bay-Hansen <SBayHansen@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; mlundh@ceelum.gov
Subject: DENY this proposed 47 Degrees North Major Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Michelle Hawes, 370 Kings Ct, Cle Elum, WA, 425-445-2530, mhawesaxo@outlook.com

Dear All

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Michelle Hawes
370 Kings Ct
Cle Elum, WA
425-445-2530

Name: MICHELLE TIGNOR Date: 5/15/23

Address: 821 BUFFALO SPRINGS RD, CLE ELUM, WA 98922

Email: M.TIGNOR@COMCAST.NET

Phone: 425-864-2849

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- The Grocery store and retail center, they state they will be bringing in, has no requirements of when or even if it has to be done.
- Most, if not all, of these supposed improvements, added neighborhood structures, housing with trailers, rv park community, retail center, are all against your city laws, that you developed and need to follow.
- All surrounding communities are against 47 degrees, why are you even toying with the thought of allowing them here?? Think about it!!
- County commissioners, fire, police, sheriffs, have all chimed and and are opposed!
- Where do we get the healthcare workers, doctors, clinics, hospitals, fire/ems, added police presense, school teachers, school space for extra kids, daycares, etc... to take care of all these extra bodies that won't be contributing financially to our communities, healthcare system, roads, fire, police, schooling etc??

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- The current residents only have One way out, don't clog up the already impossible traffic situation even more.

- Our full infrastructure in this and the surrounding communities needs to be addressed and repaired/improved before you should even be thinking about bringing that kind of a strain on all of us that live here or have a vested interest in this community.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

- Rezone as a recreational trail and forest area for everyone to enjoy.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Michelle Tigner

Signature

Name: Mike Cassidy Date: 5/7/2023

Address: 262 Black Nugget Ln
Cle Elum, WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature 5/7/2023

Name: Mike Grover Date: 6/14/23

Address: 230 White Fir Dr, Ronald WA 98940

Email: mgrover65@comcast.net

Phone: —

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, which will be a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MIKE HAMILTON

Address: 3000 SR 903
ROSLYN, WA

Email: MHAMILTON128@MSN.COM

Phone: 206 713 3750

Date: 5/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Mike Read

Address: 1390 Mountain Creek Dr
Cle Elum Wa 98922

Email: mread8302@Gmail.com

Phone: 206-617-9560

Date: 5/31/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mike Read

Signature

Name: _____

Address: _____

_____

Email: _____

Phone: _____

Date: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

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Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Reimbold, Mike <Mike.Reimbold@jacobs.com>
Sent: Wednesday, May 31, 2023 10:07 AM
To: Planning
Cc: Gretchen; amin and cindee khabani; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North- Comments on the applications for the proposed modifications to the Bullfrog UGA Master Site Plan and Development Agreement and Addendum to the SEIS

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department:

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. These are the key issues that I strongly object to:

The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master

Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business.

- Wildfires are inevitable - God forbid one rips though our community. We will be forced to compete with thousands of people evacuating RVs on one two lane road. We've seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

The developer is not proposing to actually build or expand any road or intersections outside of the Bullfrog Flats site, but rather asks to pay a "% share fee" to the city which would actually amount to a small percentage of the actual cost of what's needed to expand al the congested roads. And the developer has proposed to pay little, or even no, cost share for other needed capital facility expansions and budget shortfalls for Schools, emergency and hospital services, transfer station, etc. to accommodate the doubling of population.

The city commissioned fiscal studies on how the project would impact city and upper county budgets and how it would compare with the current approved land use plan. The studies show that over time the taxes collected from the Sun Communities project will be far less than what would have been collected from the currently approved traditional neighborhood, and collected tax revenue would not be nearly enough to offset either the City's increased cost for ongoing services (Police, Fire, Parks, Public Works) or the increased costs for schools, emergency services and other public services. The studies are more or less silent on where the rest of the funding will come from, or who exactly will be responsible to actually build or expand the needed facilities, but the study strongly implies it will fall on the general public and upper county taxpayers. If this project is approved as proposed, it's quite clear the choice facing the upper county will be to suffer congested roadways, overcrowded schools, reduced police and emergency services, etc., OR, increase taxes to pay for what's needed. Without a doubt, if approved by the city as currently proposed the residents of the upper county will be subsidizing this project and taxes will go up.

Instead of a residential community of individually owned homes with roots and financial stakes in the City of Cle Elum and the upper county, the Sun Communities project is, and will continue to be, a large private business owned by a publicly, traded company headquartered in Michigan. Sun Communities will retain ownership and control of all of the underlying land and all decision making on how to operate and manage the community will ultimately be subject to the approval of company headquarters. And, as currently proposed, we the public will be subsidizing this private resort business.

If the City determines to move forward with this project I request that the City:

- Condition the project in a strong legally enforceable way so that there are NO financial impacts to existing upper county residents; so that higher taxes aren't needed; so the residents of the upper county aren't required to subsidize a private business venture
- Provide legal mechanisms so the Sun Communities project pays for all special district (non-city) financial Impacts and funding shortfalls (schools, waste, transportation).
- Include a large, thick Buffer along Bullfrog Rd to obscure all view of the project from Bullfrog Road. None of the project should be visible from Bullfrog Road. This is what Suncadia was required to do, and it was effective.
- Infrastructure and concurrency – Condition the project so that infrastructure is built when it's needed and not after the project is built out and the developer is finished with little or no incentive to participate.
- Make the project responsible for funding/constructing any infrastructure needed to support it, or if the city were to accept some, or all, of the responsibility ("% share" method), the project should be required to wait until the city actually builds the infrastructure that's needed (concurrency).
- Condition the project with a concurrency agreement/phasing plan so that development is only allowed to proceed in phases as infrastructure is fully funded/constructed.
- The study of impacts for this project is largely based on modeling and assumptions from other regions which may not be accurate for this development in our unique location. The progress of the project should be tied to a monitoring plan as part of concurrency. No model is 100% accurate. If the project has more impacts than assumed by the models, more mitigation (more funding) should be required in future phases to make up for shortfalls

I appreciate the opportunity to submit these comments. I request being made of party of record and be a recipient of all notices, staff reports, findings, etc.

Respectfully submitted,

Mike and Gretchen Reimbold
62 Sweet Shop Lane
Cle Elum, WA 90922
e-mail: mike.reimbold@jacobs.com

425.301.9673 (Cell)

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

Name: Mikki Trombley

Address: 131 Big Creek Rd
Cle Elum WA 98922

Email: m.montgomery316@gmail.com

Phone: 509 304 4262

Date: 5/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

M

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
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John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Monica Barbuscia <info@blankets.com>
Sent: Wednesday, May 31, 2023 7:26 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

From: Monica Barbuscia, 425 260-9533, 220 E 1st St, Ste B, Cle Elum, WA 98922, info@blankets.com

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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- There is already retail space that has been sitting for YEARS, next to Safeway, next to McDonalds, etc.
- My parents bought into a manufactured home park where they paid a monthly space rent. In a relatively short amount of time, the rent had increased by over $1000 per month, making their home unaffordable. Sun Communities already has a bad track record https://www.trustpilot.com/review/suncommunities.com

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Monica Barbuscia

Name: MORGAN PORTER Date: 6-10-2023

Address: 1571 PINE LOCH SUN DR.
RONALD, WA. 98940

Email: MORGAN1281@HOTMAIL.COM

Phone: 253-691-0233

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: NANCY DAVISON

Address: 120 PEBBLE BEACH DRIVE
CLE ELUM, WA. 98922

Email: nancydav75@yahoo.com

Phone: _____

Date: JUNE 6, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nancy Davison
Signature

Virgil Amick

From: Nancy Decker <n_decker@msn.com>
Sent: Monday, May 29, 2023 3:32 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Nancy Decker Date: 5-29-23

Address: 705 Airport Rd
cle Elum, WA 98922

Email: n_decker@msn.com

Phone: 206-498-4363

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature Nancy Decker

https://www.stop47degreesnorth.com/wp-content/uploads/2...TipsOvIQzCk6f2qH3Mdk2SFr8d8ysn-q2VYF6CewW5yJpO8VU 5/29/23, 2:19 PM

47DEGREESNORTH

Name: NANCY GORE
Address: 60 EQUINOX DRIVE
CLE ELUM, WA 98922
Email: NSOMSENGORE19@GMAIL.COM
Phone: 206 707 6777

Date: 5/9/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Nancy Gore

Signature

Name: NANCY A. PAGUE

Address: 4161 AIRPORT RD
CLE ELUM WA 98922

Email: paguenancy@gmail

Phone:

Date: 6/7/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Nancy A. Pague

Signature

Name: Nancy Thompson Date: 5/26/23

Address: 190 Gold Fountain
Cle Elum, Wa 98922

Email: nancybthompson@live.com

Phone: 509-560-0156

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

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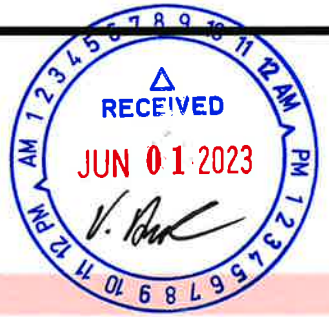
Signature

Virgil Amick



From: Natalya <natalyamonich@yahoo.com>
Sent: Wednesday, May 31, 2023 6:10 PM
To: Planning
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. We moved here to Suncadia Resort to enjoy the small-town feel, gracious residents and the tremendous opportunities for recreation and simply enjoying our quiet outdoors and wild life.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Vladimir and Natalya Monich

491 Rocking Chair Rd

Cle Elum WA 98922

Name: Neal McKamey

Address: 137 5th St
Roslyn, WA 98941

Email:

Phone: 509 961 5652

Date: 6/9/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Neal McKamey

Signature

Name: NEAL SUTTON

Address: 323 ELK HAVEN RD.
CLE ELUM, WA 98922

Email: NEALSUTTON34@GMAIL.COM

Phone: 303-378-0858

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Nic Belisle

Address: 171 Maple Ln. Ronald, WA 98940

Email: nbelisle@icloud.com

Phone: 425-231-6758

Date: 5-31-23

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Nick Aadland Date: 6/26/23

Address: 525 West 2nd Street Cle Elum, WA 98922

Email: overalldreams@gmail.com

Phone: 425-208-2608

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nick Aadland (Jun 26, 2023 16:42 PDT)

Signature

Virgil Amick

From: Nick Aadland <overalldreams@gmail.com>
Sent: Monday, June 26, 2023 4:57 PM
To: Planning
Subject: 47 Degrees North Project Opposition Letter
Attachments: Stop47DegreesNorth-Nick Aadland.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum,

I have attached a letter in response to the public comment phase of the 47 Degrees North project. I have also copied and pasted my letter below.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community

and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nick

Name: Nicole & Brian Stoss
Date: 6/19/2023
Address: 1091 Big Horn Way, Cle Elum, WA 98922

Email: Nicmarie08@comcast.net
Phone: 253-666-0129

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Nicole Stoss
Signature

Name: Nicole Newton

Address: 1671 Upper Peak Point Rd.
Cle Elum, WA 98922

Email: hnewton37@hotmail.com

Phone: 509-304-5103

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Nicole Olson Date: 6/20/2023

Address: 106 Yakima ave.,Cle Elum, WA 98922

Email: nickisc@hotmail.com

Phone: 425-445-1687

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,
Nicole Olson

_____

Signature

Name: Nicole Porter Date: 6-10-23

Address: 1571 Pinelock Sun Dr.
Ronald, WA

Email: luv1nicole@yahoo.com

Phone: 253 227 1233

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nicole Porter

Signature

Name: Nikolas Linden Date: 5/6/23

Address: 4000 6th Ave NW Seattle WA

Email: nikolaslinden5@gmail.com

Phone: 206 818 2312

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
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- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
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- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nikolas Linden

Signature

Name: Norm Thomas Date: 5/9/23

Address: 1015 E 2nd Street 2-110
Cle Elum, WA 98922

Email: normthomas@live.com

Phone: (509) 954-7800

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Norm Thomas

Address: 1015 E 2nd Street 2-119
Cle Elum, WA 98922

Email: normthomas@live.com

Phone: 509 934 7800

Date: 5/9/23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Norm Thomas

Signature

Name: Palash Nimbalwar

Address: 2226 4th Ave Seattle

Email: nimbalwarp@gmail.com

Phone: 8572773948

Date: 5/6/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Polona Glondo

Address: 1307 E. first
Cle Elum WA 98922

Email: pony polona @ gmail.com

Phone: 509-304-7018

Date: 6-13-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Polona Glondo

Signature

Virgil Amick

From: Pat Char <bingham98112@gmail.com>
Sent: Thursday, June 1, 2023 10:08 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Department: This email opposes the size of the proposed 47 Degrees North development. We bought our property in Suncadia in 2005 because Cle Elum and the surrounding areas were quiet and beautiful. Instead of the noise and chaos of Seattle, we looked for a smaller area with a friendly town atmosphere and neighbors who knew each other. We are not opposed to some development, but are opposed to an increase in volume that will make the area like a crowded city and significantly change the character of the Cle Elum - Roslyn area.
Thank you for considering our views.
P.H. Char
111 Elk Sedge Ct.
Cle Elum, WA

Virgil Amick

From: Pat Staup <pstaup@hotmail.com>
Sent: Tuesday, May 23, 2023 9:23 AM
To: Planning
Subject: Fw: 47 north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Subject: 47 north

Nothing good will come from this development and if the retail part is built it will not have a good effect on the town center retail area that already looks half vacate and run down. This will have a negative impact on the greater area. This entire project should be shelved and put to rest!

Name: Patricia Dowsett

Address: 3558 Nelson Siding Rd
Cle Elum WA. 98922

Email: Dricntrish4@gmail.com

Phone: 206-852-2513

Date: 6-20-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Patricia A Dowsett

Signature

June 21, 2023

Patricia Garris
618 Cleveland Ave.,
South Cle Elum, WA 98943
509-674-2118
pagarris@outlook.com

Dear City Council and Mayor;

I write this letter, with the knowledge that there is a lot riding on the judiciousness, neutrality, and unequivocal fairness that the city of Cle Elum Staff, Council, and the Mayor must face during this time. A multibillion corporation that has the financial requiem to intimidate the city into doing as they want. They have already chosen to flout their muscle in not following the cities laws and ordinances in their requests for the changes in their proposal from the original plan. There are 10+ municipal ordinances their request doesn't follow. They have flouted and brazenly disregarded the Temporary Use Authorization that was specific about a limited time period, to remain in good standing with a City Business License, and have not removed the temporary structures and signage in a timely manner. Their previous practices towards other cities and counties have been predatory in nature and once installed into place and city ordinances/agreements have not been adhered to in Grandby, Colorado as an example of their corporate behavior. As a representative of the people, this should cause the entire mayor and council to reconsider ANY and ALL intentions of Sun Communities.

Sun Communities for the 47 Degrees North Project have and are not negotiating in good faith with the different entities for paying their fair share in taxes for schools, hospitals, water, roads, and different tax entities. This alone should cause the city council to pause at the economic impact to the city and surrounds to an estimated 30 + millions dollars for the tax payers for necessary services. In my own study of the police and the school district, the impact would be to about 15.5 million dollars, due to the population increases and using the US Census from 2020 for the state and county. There would be an added financial burden to residents, not just in the city, but the entire upper Kittitas County. If Sun Communities negotiated their taxes for water, sewer, property tax, county taxes, and any other portion of additional taxes that are included to 30% off of their fair share of the tax burden... this would create a deficit of about 13,000 dollars for each person living in the Cle Elum city limits to adjust for the services rendered for all (fire, police, schools, water, ems, sewer, hospital, transportation etc...) or about $7,500 per person in the entire Upper Kittitas County. When negotiating corporate entities with cities and counties, they usually look towards getting about 30% off of their tax burden to increase their corporate and stockholder financial benefits. These impact costs, do not include dangers of additional weekend traffic, bullfrog road and exit, and additional impact points at exits and entrances to the Cle Elum and Roslyn area.

The dangers and hazards for city police, fire, ems, and wildlands, are enormous. The Bullfrog road is already an impact point of contention for those people living above the 903/Bullfrog intersect. If there is a fire or a major emergency, many people will be adversely impacted and unable to get to safety. There is no other method for those people to get out of harms way in a high fire danger area. Environmental impact is incalculable, due to the nature of the requested development. The trees, river, water, animals will be impacted from the major development. They are already under stress, due to previously allowable developments in the Upper Kittitas Area. Newish residents complain about run-ins with bears, cougars, wolves, and fox, as they directly impact them in multiple ways. These animals are looking for ways to eat and provide for their young. They will come in and kill family's pets such as cats, dogs, and poultry. The unknowledgeable new person doesn't understand the necessity of keeping their garbage locked up and keeping their pets food etc. in a controlled area. Environmental runoff from chemicals, high traffic use, and constant use will cause generational damage to this part of the environment. 100-200 year old trees that have been long standing will either be cut down and logged off for the manicured lawns, manufactured homes, rv spots, roadways, and shopping centers will never be able to be replaced. The trees that are left will be impacted by additional traffic over their root systems from thousands of bikes, foot traffic, and motorized vehicles. Some of these people will be well meaning and stay on the trails, but many will bring their additional tools such as axes and hatchets to grab some firewood. When you have a multi-billion dollar company in charge of an area that is reasonably intact, you will see a major increase in crimes, litter, traffic, and community angst. The people using the RV areas and Manufactured home areas, have no investment in the land or the community that encompasses it. Our services simply keep up with influx of additional crimes. We've had an increase in theft and pedophilia actions, in the last few years. Businesses such as Sportland has been robbed through a truck crashing through the front doors, Roslyn grocery that they dragged the ATM

machine down the street. Additional problems include the graffiti on fences and building in Cle Elum proper. We've had predatory pedophiles target our elementary children, thinking they were easy targets, because we are a small town. Additional predatory issues is the business itself in the nature towards the innocent people hoping to live a better life, by buying a Manufactured Home and never getting to advance in equity or in value over the long term. This has been shown in previous statements I made to the city council. These Manufactured home parks are nothing more than a glorified trailer park; except they do not really benefit the people they purport to care for. Sun Communities has shown over and over across the nation and in multiple situations that they raise the lot rents above the COLA levels on a regular basis and have changed up to 30% plus, within a three year period in some places.

What can Cle Elum city council do in this situation? They can deny this amended proposal and require them go with the original plan or create a new one. The city can enact a new ordinance about sun setting previous building agreements that were not acted upon in a timely manner. The city can enforce the codes and laws that are already in place. The city has to look out for the citizens of Cle Elum and the Upper Kittitas County that are already here and have had a vested interest in the success of the community to succeed. I ask the Mayor McGown, City Council, and the hardworking city staff to listen to the unanimous outcry from not just the citizens of Cle Elum, but the entire Upper Kittitas County. This plan that Sun Communities has proposed is not sustainable for the city or the county, when everyone else will have to pay for the short falls of this proposal. The negotiations should NEVER require the city and the citizens of Cle Elum and the Upper Kittitas County to have to make up the difference that Sun Communities wants in their proposals. Their proposal does NOT address any of the long-term effects. Cle Elum also needs to eliminate certain verbiage on the City of Cle Elum's website that actively advertises the manufactured homes for sale, when Sun Communities does not have a business license and the city does not advertise for any other business. This shows a bias towards one business over another. In the past, there have been other large development companies that wanted to work with Cle Elum of the last couple of decades. These large corporations have made promises to the city of Cle Elum for entities such as swimming pools and other needs of the city. However, the city did not enforce those promises made. Large corporations are not known for keeping their word, unless they are forced to. This development is not sustainable for the current water resources that we have and the current usage that is being done on a regular basis. The city water resources are at a maximum and any stressors on the system can cause a shortage to a large portion of the city and its citizens as reported by the cities own water treatment staff.

Knowing that as the city council in this difficult situation you're in, you can prevail by following the codes already set in place and do NOT have to kowtow, to the machinations of Sun Communities. Remember in the end, you live with us as citizens of Cle Elum and the Upper Kittitas County. You will see us on a regular basis. If you vote this proposal, you will be reminded every day of your poor decisions, by the less than adequate police, water, sewer, ems, fire, education, hospital, roads, wildland protection, and angst of generations against you and those that follow you. This will create a split in the community for Cle Elum, including going to specific churches, businesses, socialization, friendships, and organizational participation. This development can and will affect the entire Upper Kittitas County for many decades to come. The city of Cle Elum has one chance to get this right. We as a people are often contentious and outspoken, rarely do we see eye to eye on things. In this, we are **UNITED** in the **DENIAL** OF THIS PROPOSAL AND THE MASSIVE FAST PACED DEVELOPMENT THAT SUN COMMUNITIES IS PROPOSING.

Respectfully,

Patricia Garris, M.Ed

Name: Patricia Griswold Date: 6/18/23

Address: 203 Elk Haven Rd
Cle Elum WA 98922

Email: griswoldtrish@gmail.com

Phone: 509-674-5169

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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RECEIVED
MAY 03 2023
BY: wp

May 2023

City of Ae Elum

Please Please stop 47 No.
we do not want them in our
town

Patricia Miller Jerke
May 3, 2023

Name: Patricia Nelson

Address: PO Box 633
S Cle Elum, WA 98943

Email: pnsn89@gmail.com

Phone: 206-949-0412

Date: 6-5-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Patricia Thurman
121 Powder Cap CT
Cle Elum, WA 98922

May 22, 2023

City of Cle Elum
Planning Department/47 Degrees North
119 West First Street
Cle Elum, WA 98922

Dear Planning Department,

I am writing to comment and ask questions regarding the revised master plan under review by the city for the potential 47 Degrees North development by Sun Communities.

We own three homes in the area, two are within the city limits of Cle Elum in the Cle Elum Pines neighborhood (owned by our company Cle-Ros Rentals, LLC), across from the proposed commercial site within the 47 Degrees North development. The third home is within the Suncadia community. We love the area and chose to relocate here full time several years ago. We are excited about the improvements being made by the City of Cle Elum, particularly in the downtown core and hope to see the continued growth of new businesses in the area as a result. We are also mindful of the need for additional, reasonably priced housing to allow people working in the area to be able to live in the area as well.

After reviewing the revised proposal from Sun Communities, I have a few comments and some questions below:

- The financial analysis is what I would call a "sunny day scenario" with fully built out and sold-out RV, residential, and commercial spaces over time. There is a more likely "middle of the road" scenario somewhere between the fully built-out and sold-out model and reality. This is particularly true of the commercial space, which is not a formal condition of the project, and has the potential to contribute zero if not executed. While the Cle-Elum area could certainly benefit from an additional grocery store, there is currently a large amount of unleased commercial space available in the area. Additionally, the new construction might attract businesses to move away from the downtown core. My concern is the commercial portion of the project, assuming it is executed, may not generate the additional employment demand or tax revenues as projected in the financial analysis and it may contribute to a reversal in the growth of businesses in the downtown core. I hope the city is developing a financial analysis that supports a more likely scenario to determine the financial feasibility of the project.
- Improvements and expansions to city and county services will be needed sooner than with the approved 2002 Master Plan. The new timeline needed to construct some of the infrastructure, such as water services, would require the city and county to begin to fund those activities right away. Given the forecast revenues to support those expansions are well into the future, how will the infrastructure be funded? Is there an existing pool of funding for the needed capital expansions/improvements?

- Mitigation agreements are discussed in several areas of the SEIS Addendum, and it is good to see that those discussions are taking place with the various service providers. Perhaps some of the improvements are needed regardless of the 47 Degrees North project and that is why there is potential cost sharing between the service provider and Sun Communities, but in my opinion the applicant should be responsible, up front, for most of the costs for any service expansions given they are the driving factor. Perhaps Sun Communities provides the funding up front and then receive tax credits as they realize their future revenues? That would move the risk of Sun Communities performance to their financial forecast away from the city and county and on to Sun Communities.

The next two points are made to ensure that future growth in the City of Cle Elum promotes a positive image of the city and area:

- We frequently travel the country in our RV and visit many different RV parks. The trend we have seen over the last few years has gone from most stays being short term, as indicated by Sun Communities assumptions, and has moved toward most people being long term stays, and many have families. Sun Communities proposed "seasonal" 9-month limit on stays suggests they also understand there will be a demand for long term stays. I believe the assumption that the RV park is not going to add additional demand on the schools is not accurate. Additionally, the RV parks we have visited that were once very nice but now have a large population of long-term stays have become run down and very unsightly and we, and other short-term visitors we know, do everything we can to avoid them which promotes companies like Sun Communities to pursue more long terms stays to maintain their occupancy rates. I would recommend adding additional conditions to the master plan to significantly limit the percentage of long-term stays (longer than 60-90 days). This also needs to include rules around the amount of time between stays or a maximum amount of time in a given period of time to avoid a short move out and move back in or moving from one space to another counting as a new stay.
- Similarly, we have been around multiple modular home communities in the Palm Desert area, also where Sun Communities operates. For some reason, the aesthetics of the modular home communities are significantly less than those communities with stick-built homes. Again, I would recommend adding additional conditions to the master plan to include agreements about the look and upkeep of community spaces as well as the look and upkeep of the modular homes and the leased spaces they are on with specific remedies for violations.

The 47 Degrees North project needs to make a positive impact on our community and good business sense for the city, county, etc. As the proposal is structured today, I believe most of the risk – both financial and physical image, falls to the city and county. I would urge you to reject the revised proposal and negotiate better terms that ensure a positive impact on our city and community.

Sincerely,

Patricia Thurman

Virgil Amick

From: Patrick Allain <patrickallain@yahoo.com>
Sent: Monday, June 26, 2023 9:22 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Patrick Allain
205 W California,
Roslyn, WA

Name Paul Davis

Date 6/12/23

Address 111 Big Dirty Court
Cle Elum, WA 98922

Email paul_da@msn.com

Phone 206 409 7265

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, <u>forever</u>.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, <u>forever</u>, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Paul Davis

Signature

June 17, 2023

City of Cle Elum Planning Department
119 W First Street
Cle Elem, WA 98922

To whom it may concern at the Planning Department,

I am writing today regarding my objections to pending permit application submitted for the proposed 47 Degrees North project.

I currently own a small business in the Roslyn Commercial Core and although some would argue that this huge, proposed development would be a boon for small, local business I believe the opposite to be true. The small, sleepy, Mayberry feel of Roslyn and Cle Elum are what draw visitors. A development this large would destroy that vibe and historical significance of the area.

Additionally, I think it's obvious that the infrastructure of the area is nowhere near ready for the influx of so many new commuters and residences.

Respectfully,

Paul L Mosher
Ellie & Em's LLC

Name: PAUL DEL ROSARIO

Address: 41 Blackberry Ct
Cle Elum, WA 98922

Email: pdelrosario18@gmail.com

Phone: 206-605-6993

Date: 5/8/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Paul Thibodaux Date: _____

Address: 16992 Hwy 97
Cle Elum WA 98922

Email: paul.thibodaux@gmail.com

Phone: 509-857-2334

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: P KK <paulina.j.kurtz@gmail.com>
Sent: Friday, May 19, 2023 9:06 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

This letter is written to ask you to please take all of the comments in opposition to the development of 47 Degrees North seriously. Your job as public servants is to do what is in the best interests of the people. This project as you are well aware is not at all in the best interests of anyone or anything other than a developer and perhaps city officials who will gain financially.

Please do your job, listen to the people and take your oaths of office seriously. This development is damage to the city, the environment, and the place we call home that cannot be undone.

Do your job.

Paula Kurtz-Kreshel
421 Spragger Way
Cle Elum, WA 98922

Name: Paulette Wolfe

Address: 591 Pebble Beach Drive
Cle Elum, WA 98922

Email: -0-

Phone: 509-674-4666

Date: 5 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Paulette K. Wolfe
Signature

Virgil Amick

From: Peggy Cooke <17amie52@gmail.com>
Sent: Saturday, June 24, 2023 11:18 AM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Peggy Cooke

P O Box 935

Roslyn WA 98941

May 16, 2023

City of Cle Elum
1190 West First Street
Cle Elum, WA 98922

Attn: Planning Department / 47 Degrees North

I would like for you to add my name to the list of local residents who oppose this project. This letter is short, but I'm hoping it counts for something. Nothing about this project is healthy for Cle Elum or Kittitas County.

Thank you,

Penny K Blackburn
3190 Red Bridge Road
Cle Elum, WA 98922

Name: PETER Biegc

Address: 351 EQUINOX DRIVE
CLE ELUM, WA. 98922

Email: pmbiegc@gmail.com

Phone:

Date: 5/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~gov** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Peter Thomer

305 West California Ave

Roslyn, WA 98941

Email: mowerboy1@comcast.net

Phone: 425-454-2001

June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, FOREVER, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be, in its entirety, a private business, not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with the city's current rules, regulations, and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, but not as a private resort/manufactured home community/retail center.

For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Peter Thomer

Name: Prajakta Shukla

Address: 101 Taylor Ave N, Seattle

Email: nnagpure@gmail.com

Phone: 617 407 5664

Date: 05/06/2023.

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Rachael Stevie

Address: 120 Aspen Grove Lane
Ellensburg, WA 98926

Email: masseyr4@hotmail.com

Phone:

Date: 5/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Virgil Amick

From: rallison333 <rallison333@yahoo.com>
Sent: Monday, May 1, 2023 12:20 PM
To: Planning; Jay McGowan; Beth Williams; Ken Ratliff; Siw Bay-Hansen; Steven Harper; Sarah Lackey; Matthew Lundh
Subject: SUN Communities proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I want to take a moment to write my sincere opposition for this plan in Cle Elum Washington.

Our community does not have the infrastructure in place to support this initiative.

There is little planning and foresight into the actual impact this will have for our upper county and I do not appreciate this. Having a young child in the elementary school, I'm sincerely worried about the type of volume that will come to our area and the safety of the small town neighborhood we've always had. In the recreation months we are already unable to sustain the weekend traffic volume, this will only get exponentially worse.
I am telling everyone that I know to write in and to attend the community meeting to oppose this.

As someone who has multiple properties in this small town I do not want to be driven out by someone who got too big for their britches. Just because you can build something doesn't mean you should. We need to shelter what we have left of this community and not become another statistic.

Best Regards,

Rachel, homeowner in Roslyn
/Cle Elum
623 1st Roslyn, WA. 98941

Sent from my Verizon, Samsung Galaxy smartphone

340 Creekside RD.
Cle-Elum, WA. 98922

Virgil Amick

From: The Shack <theshack@email.com>
Sent: Friday, May 5, 2023 4:06 PM
To: Planning
Subject: 47 Degrees North- comments

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sun Communities' new proposal for a large-scale retail/commercial center appears to be at odds with the City of Cle Elum's commitment to and investment in the downtown business community. The City has a long-standing regulatory commitment "[T]o maintain Old Town as the principal retail center for the City of Cle Elum" as stated in the City of Cle Elum Municipal Code Sec. 17.45.010 B.9 and other City governing regulations. Over the past several years this commitment has been evidenced by the tremendous financial investment to revitalize Cle Elum's downtown core through significant beautification and infrastructure improvements.

Therefore, I stand Strongly Opposed.

Kirk, with Radio Shack
Bringin' The Shack back !

Name: RICHARD M HANNAWAY Date: 6/22/23

Address: 330 PEBBLE BEACH DR
CLE ELUM, WA 98922

Email: LTBPD@ATT.NET

Phone: 503-813-0125

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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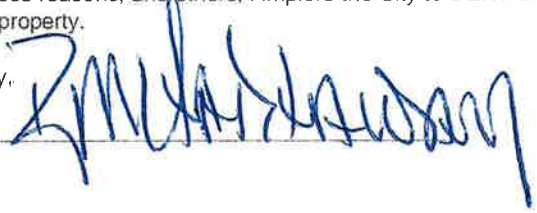
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police. fire, schools. emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,



Signature

Name: Ramona Jack

Address: 680 Thornton Creek Lane
Cle Elum WA 98922

Email:

Phone: 509 304 9653

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Ramona Jack

Address: 680 Thornton Creek Lane
Cle Elum WA 98922

Email:

Phone: 509 304 9653

Date: 6-17-23

ADDITIONAL COMMENTS:

I moved here in 1997 to get away from the rat race my small town of Issaquah had become. I moved here for the small town atmosphere and the wild life and woods. The original developement of Suncadia has changed alot of this. The wildlife is being driven out and the woods totally mowed down. Our town is a mess of congestion now. We do not need a private camp ground for RV people, who do not even understand how not to create a wildfire. They throw out ~~C~~igarates, park on the grass, drive aggressively and speed. No commen curticy. I 90 is now an accident zone full of aggresive drivers who do not know how to drive in snow and tail gate, closing the pass due to spin outs. We do not need more of these people in town. All money need to go to our City funds. (Police, fire & schools) I cannot afford higher taxes! 67 years old!

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Ramona McDermott <monamcd52@gmail.com>
Sent: Sunday, June 25, 2023 11:21 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please do not allow this to happen to our community!
I was not able to download the letter. Please accept this email to Stop 47 Degrees North!

Ramona McDermott
30 Eagle Crest Ct
Cle Elum, WA 98922
509-607-1178

Name: Ray Eames
Address: 308 E 3rd St
Cle Elum WA 98922
Email: beeameseq@gmail.com.
Phone: 509.859-6833

Date: 6-5-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ray M. Eames
Signature

Name: Raymond P. Faucher III Date: 5/7/2023

Address: 312 E 2nd St
Cle Elum WA 98922

Email: rpf3.1.86@gmail.com

Phone: 509-952-1098

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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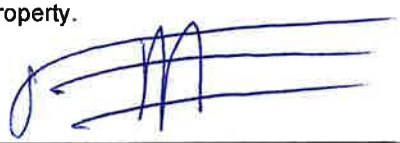

Signature

Name: Raymond P Faucher Jr.
Address: 312 E 2nd Street
Cle Elum, WA 98922
Email: rayjfaucher@gmail.com
Phone: 509-879-0809

Date: 5-7-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: REBECCA CATES

Address: 5161 HAZELNUT LANE PO Box 1632
CLE ELUM, WA 98922

Email: racates@fairpoint.net

Phone: 509-857-2132

Date: JUNE 14, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Rebecca Cates

Signature

Virgil Amick

From: Rebecca Harrison <wanderinkat@hotmail.com>
Sent: Friday, May 5, 2023 6:24 AM
To: Planning
Subject: No to 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Rebecca McCurdy
Date: May 5, 2023
Address: 440 Sunshine Way Cle Elum
Email: wanderinkat@hotmail.com
Phone: 206-786-6416

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Rebecca McCurdy

Sent from my iPhone

Virgil Amick

From: Rebecca Harrison <wanderinkat@hotmail.com>
Sent: Monday, May 1, 2023 9:45 AM
To: Planning
Subject: 47 Degrees North Major Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

– is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
– provides no significant benefits to upper valley residents and tax payers, but
– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
– will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Rebecca McCurdy
440 Sunshine Way
Cle Elum, WA

June 25, 2023

Rebecca Montgomery
1080 Masterson Road
Cle Elum, WA 98922

Mayor Jay McGowan, Cle Elum City Council, Planning Department
Cle Elum City Hall
119 West First Street
Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

The purpose of my letter today is to comment on the 47 Degrees North development agreement that is currently in the planning approval process.

I am not a resident of the City of Cle Elum proper. However, I, and my family "live" in Cle Elum, Washington. We are a 4-generation family who treasure our hometown and want only what's best for the city and its citizens –those of us in the surrounding areas are citizens of Cle Elum by the fact that Cle Elum is the city we have chosen to call home. The decision(s) you make regarding this development, and others that are in the works, affects all who call this area home.

You have received a great deal of input regarding this development. My concerns echo those comments you have already heard many, many times. I am opposed to the revised plans of this development and request you consider the impact of these revised plans to the Whole of the Upper County – the impact it will have on both the short term and the future well-being of our community. The path that is chosen now is irreversible.

While administratively there are commitments in place for this development; it is my understanding the revision submitted does not contain prior commitments the City is legally required to honor.

Thank you for considering my thoughts. As the elected representatives who make decisions for its citizens, careful consideration is paramount at this time.

Respectfully submitted,

Rebecca Montgomery

Rebecca Montgomery

Name: Rebecca S Pink
Address: 8330 Upper Peoh Pt Rd
Cle Elum WA 98922
Email: arepink@yahoo.com
Phone: 5096747830

Date: June 25 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Reilly Thomer

305 West California Ave

Roslyn, WA 98941

Email: watermelon9@comcast.net

Phone: 425-454-2001

June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, FOREVER.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, FOREVER, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be, in its entirety, a private business, not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with the city's current rules, regulations, and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, but not as a private resort/manufactured home community/retail center.

For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Reilly Thomer

City of Cle Elum- Mayor, City Council Members, Planning Department

RE: 47 Degrees North Major Amendment, SEPA and Development Agreement

6/1/23

I live at 311 W Arizona Ave in Roslyn, WA. I drive SR 903 between Roslyn and Cle Elum every morning to work. The traffic coming into Roslyn or taking the roundabout to Suncadia is a steady stream of traffic, a solid line between the two cities. The traffic is even worse if you happen to be passing through just prior to the start of school with parents and school buses dropping off children in a 20 mph speed zone. The Revised 47 Degrees North SEIS Addendum dated March 9, 2023 doesn't address weekday morning traffic, only weekday PM, Friday PM and Sunday PM traffic patterns (see Table 3.6-4)

Given the current inadequacy of SR 903 to handle the current traffic patterns, I cannot fathom how much worse the traffic will be once Sun Communities locates the entrance to the retail center with a proposed grocery store and the entrance to their residential area on SR 903. Placing the entrance on SR903 or Bullfrog was prohibited in the original Master Site Plan. Why isn't the entrance placed in Cle Elum by the Horse Park? The SEIS Addendum proposes a roundabout on 903 at the entrance to 47 Degrees North. How will that help solve the traffic problem on a busy school morning? Oh that's right. The SEIS traffic study didn't look at morning school traffic on 903. They conducted their study in the month of July in the evening.

I do not believe that the SEIS has adequately addressed the reality of the traffic congestion in our growing communities. People traveling to work and children going to school during the weekdays and tourists on the weekends have our roads at capacity. Our little communities are growing faster than the necessary infrastructure to support the developments that have already been planned (Suncadia, City Heights and Ronald PUD) let alone the current congestion.

At the time the SEIS Addendum and 47 Degree North Application was approved as complete by the City, the Les Schwab, Wendy's and Starbucks had already been approved. The traffic coming off I-90 for these businesses will add further congestion to an already congested area. I-90 will be backed up at Cle Elum just as it is at the Highway 18 exit. First Street in Cle Elum cannot handle this traffic congestion. Where is this reflected in the traffic analysis? A stop light is planned. That's it. And lots of roundabouts all over town and at the Freeway. We cannot handle the addition of 667 RV sites and weekend campers. The original Master Site Plan allowed 100 RV sites to be utilized for construction workers building homes in the development. They were to be torn down after 10 years. Why is the City moving away from the planned stick built homes and allowing modular homes and a massive RV park?

Of course, Sun Communities isn't going to mitigate their impact on services in our area. They indicate we can just raise taxes to pay for any shortfalls in services and infrastructure that are directly impacted by the rapid growth that will come with this development. Their own application states:

To reflect the uncertainty relating to predicting the future identified in the two prior paragraphs, it is recommended that a review of the assumptions used in the fiscal analysis be performed at year 5 of development, and appropriate updates to the analysis should be made at that time. If future mitigation should become necessary—consistent with typical municipal budgeting practices -- the city could impose new taxes or fees to balance its budget or seek to change levels of public services to meet available revenues. For instance, the city of Cle Elum does not currently impose all the funding mechanisms that cities rely on to fund services. For example, the city could consider implementing local option taxes (such as a levy lid lift that could be passed by voters) or the creation of business and occupation taxes. The city could also increase tax rates (such as their utility tax rates). Furthermore, future negotiations could consider the measures proposed in the previous pre-annexation agreement.

Why would the city ever consider approving an application when the developer is clearly stating that the city can address the shortfalls with new taxes on its residents or change the level of service offered? Seriously? You want fewer police, ambulances, fire fighters, and overcrowded classrooms? We know these manufactured homes and RV park won't generate the necessary tax base to support the infrastructure needed like the original Master Site Plan would have.

The decisions made by the City of Cle Elum will last for generations and generations to come. Roslyn, Ronald, and unincorporated areas of Upper County are at your mercy. I hope that you aren't the Council and Commission forever known for ruining Upper County by allowing Sun Communities to build this atrocity.

Thank you for allowing me to again address my concerns with the Mayor and Council.

Rhonda Holden

Rhonda Holden

Table 3.6-4
SITE ACCESS LOS SUMMARY – REVISED PROPOSAL & SEIS ALTERNATIVE 6

		Future Conditions (Summer Peak)											
		2025				2031				2037			
		With SEIS Alt 6		With Revised Proposal		With SEIS Alt 6		With SEIS Alt 6 Revised		With SEIS Alt 6		With Revised Proposal	
Site Access Intersection [1]	LOS Standard	LOS[1]	Delay[1]	LOS[1]	Delay[1]	LOS[1]	Delay[1]	LOS[1]	Delay[1]	LOS[1]	Delay[1]	LOS[1]	Delay[1]
WEEKDAY PM PEAK HOUR CONDITIONS													
28. Bullfrog Road / RV Access Road	D	C	16.6	C	18.6	C	24.0	**E**	40.1	D	28.6	**F**	65.1
29. Bullfrog Road / Main Access Road	D	B	13.5	C	18.5	C	16.2	D	33.8	C	23.2	D	33.0
30. SR 903 / Main Access Road	C	**F**	55.9	**F**	>100	**F**	>100	**F**	>100	**F**	>100	**F**	>100
FRIDAY PM PEAK HOUR CONDITIONS													
28. Bullfrog Road / RV Access Road	D	D	25.2	C	22.0	**F**	53.7	**F**	64.2	**F**	65.1	**F**	>100
29. Bullfrog Road / Main Access Road	D	C	16.2	C	17.2	C	24.8	D	32.5	D	34.7	D	31.6
30. SR 903 / Main Access Road	C	**F**	82.6	**F**	>100	**F**	>100	**F**	>100	**F**	>100	**F**	>100
SUNDAY PM PEAK HOUR CONDITIONS													
28. Bullfrog Road / RV Access Road	D	**E**	48.9	**E**	35.2	**F**	>100	**F**	>100	**F**	>100	**F**	>100
29. Bullfrog Road / Main Access Road	D	D	29.4	**E**	35.5	**F**	>100	**F**	>100	**F**	>100	**F**	>100
30. SR 903 / Main Access Road	C	**F**	89.7	**F**	>100	**F**	>100	**F**	>100	**F**	>100	**F**	>100

Source: TENW, 2023.

[1] LOS = Level of Service. Delay = average control delay expressed in seconds per vehicle. LOS analysis at site access intersections assumes two-way stop control with major roadway (Bullfrog Road and SR 903) being free flow. Bold indicates does not meet LOS standard. Bold, purple text with purple highlight indicates changes in non-compliant LOS intersections compared to the *Final SEIS*.

Name RICH TIGNOR Date: 5/15/23

Address 821 BUFFALO SPRINGS RD, CLE ELUM, WA 98922

Email: M.TIGNOR@COMCAST.NET

Phone: 425-864-2849

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- The Grocery store and retail center, they state they will be bringing in, has no requirements of when or even if it has to be done.
- Most, if not all, of these supposed improvements, added neighborhood structures, housing with trailers, rv park community, retail center, are all against your city laws, that you developed and need to follow.
- All surrounding communities are against 47 degrees, why are you even toying with the thought of allowing them here?? Think about it!!
- County commissioners, fire, police, sheriffs, have all chimed and and are opposed!
- Where do we get the healthcare workers, doctors, clinics, hospitals, fire/ems, added police presense, school teachers, school space for extra kids, daycares, etc... to take care of all these extra bodies that won't be contributing financially to our communities, healthcare system, roads, fire, police, schooling etc??

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- The current residents only have One way out, don't clog up the already impossible traffic situation even more.

- Our full infrastructure in this and the surrounding communities needs to be addressed and repaired/improved before you should even be thinking about bringing that kind of a strain on all of us that live here or have a vested interest in this community.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

- Rezone as a recreational trail and forest area for everyone to enjoy.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

19 June 2023

From: Richard & Robinette Valore
581 Steam Gin Loop
Cle Elum, WA. 98922
rhvalore@msn.com
720-391-2396

To: City of Cle Elum - Mayor, City Council Members, Planning Department
119 West First Street
Cle Elum, WA 98922

Subject: 47 Degrees North Major Amendment Proposal

I have expressed my concerns about the 47 North proposal from the beginning of this project to Lucy Temple. This is the last chance to repeat those concerns as they were not adequately or were vague in the EIS. I will keep it short and hopefully you will take them seriously. They may not be new as they have already been expressed to each of you already. I am not going to use the form letter of which I am sure you have received numerous copies. I am putting most of my own words in this comment letter, to hopefully help with the seriousness of my feelings.

I am strongly opposed to the 47 North Development off Bullfrog Road proposed by Sun Communities. Here are my issues:

- The roads through the county, and specifically the Cle Elum/Roslyn/Ronald valley will require significant modification to accommodate or mitigate the impact driven by the growth of the number and size of vehicles that will be passing through the area. We all are aware of the traffic problems that begin on Thursday evening and continue through Sunday night. The 47 North Development will make it worse by an order of magnitude. The traffic through downtown Cle Elum and Roslyn and SR-903 will be significant. There will obviously need to be revisions made to entrance/exit ramps on I-90. I believe there would be absolute chaos if a fire broke out that requires a level 3 evacuation. I do not see any direct financial commitment by Sun Communities nor the state of Washington to address this issue leaving the burden on the Kittitas County taxpayers.
- With the current population growth already being experienced, the added permanent and "migratory" population of 47 North will put medical, hospital, fire, and police/sheriff resources to what I believe will be a breaking point. I was unable to find any commitment from Sun Communities to address the staffing, facilities, and equipment necessary to support the expected growth. They will become a "business" not member of the community.
- Education services were not adequately addressed. This is difficult to assess as to the mix between permanent (manufactured trailer home residents) and migratory (RV) population increase. This will most likely cause disruptions to the current educational facilities and staffing.
- With today's homeless crisis, one can only wonder what the RV situation will be. With the state and King County providing living assistance funds I would expect that some of the RVs will be moving to 47 North and will be of various condition and "ownership."

- The Sun Communities did not address the need for significant expansion of retail services as New Suncadia has retained ownership of the proposed retail property. A Suncadia developer representative stated in a Suncadia Annual Meeting that he expected only 10% capacity of RV spots during the "off-season". I suspect it will be difficult to find any retailers willing to invest the significant funds necessary in groceries, gasoline, restaurants, and other service facilities due to the migratory nature of the RV population. Current property owners in Suncadia are still awaiting the "Villages" retail shops promised years ago. There should be no expectation that this will change any investment in these types of facilities.
- Last, but not least, is the change to the small-town climate of the Cle Elum valley. Yes, Suncadia, Tumble Creek, Woods & Steel Timberline and Sky Ridge have brought change, but the resident population has blended well into the community (that is my opinion). The 47 North Development will change that feeling. The studies I have read indicate that it will not create sufficient tax revenue to cover the cost to the city to serve, unlike the previously mentioned developments. It might be worth contacting the city government of Granby Colorado to see how the Sun Communities Run RV Resort changed their small-town environment. I think you will find the town has lost its "Jewel of the Rockies" distinction.
- I remained confused as to why the original plan for the Bullfrog flats property has not been implemented. New Suncadia is implementing their exit strategy from Kittitas County. The original approved plan appeared to be a well thought out initiative. It provided low-income housing ("sticks & bricks homes" not upscale mobile homes) where property would be owned not leased and thereby the owners could invest in the community their future. It retained the vibe of the valley without dropping a load on everyone else.

Do not let Sun Communities create an expensive mess that will last for generations. I am sure you are aware their strategy will be to offer a reduction in the number of sites as a compromise which would be a "save face" for the Council and the Mayor. I implore the city to deny the Sun Communities proposed amendment and retain the original development agreement land use plan for the Bullfrog Flats property.

Respectfully,

Richard and Robinette Valore

Name: Richard M Watts

Address: 503 E Wah Ave
Roslyn, Wash

Email: Richard M 50 @ MSN.com

Phone: 425-941-2296

Date: June 5 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Richard M Watts

Signature

Name: Richard Watts

Date: June 4 2023

Address: 503 E Wash Ave
PO Box 356 Roslyn Wa

Email: Richard M 50@MSN.com

Phone: 425-941-2296

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

CLICK HERE TO DOWNLOAD EDITABLE WORD VERSION (HTTPS://WWW.STOP47DEGREESNORTH.COM/WP-CONTENT/UPLOADS/2023/05/STOP47DEGREESNORTH-SAMPLE-LETTER.DOCX)

Name: Rick and Kandace Holley Date: 5/12/23

Address: 111 and 131 Jellabel Court 98922

Email: K.holley@comcast.net (Kandace)

Phone: 206-999-2648 (Rick)

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kandace Holley 5/12/23

Signature

CLICK HERE TO DOWNLOAD EDITABLE WORD VERSION (HTTPS://WWW.STOP47DEGREESNORTH.COM/WP-CONTENT/UPLOADS/2023/05/STOP47DEGREESNORTH-SAMPLE-LETTER.DOCX)

Email Addresses:

Emailed comments must go to:

planning@cityofcleelum.com (mailto:planning@cityofcleelum.com)

You should also copy the Mayor and city council members with your emailed comments at the addresses below:

- Jay McGowan (Mayor) – **jmcgowan@cleelum.gov (mailto:jmcgowan@cleelum.gov)**
- John Glondo – **jglondo@cleelum.gov (mailto:jglondo@cleelum.gov)**
- Ken Ratliff – **kratliff@cleelum.gov (mailto:kratliff@cleelum.gov)**
- Beth Williams – **bwilliams@cleelum.gov (mailto:bwilliams@cleelum.gov)**
- Siw Bay-Hansen – **sbayhansen@cleelum.gov (mailto:sbayhansen@cleelum.gov)**
- Steven Harper – **sharper@cleelum.gov (mailto:sharper@cleelum.gov)**

Name: Rick Ballard

Address: 1020 McDonald RD #4
Cle Elum WA 98922

Email: richardlballard57@gmail.com

Phone:

Date: 6-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Richard L Ballard

Signature

Name: Rickie L Beaud

Address: 221 Cattail Rd
Ellensburg WA 98926

Email:

Phone:

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Dear City Council,

My name is Ripken Sherrill and I am currently a student at Cle Elum-Roslyn High School. I am sending you this letter to speak about the distraught over the 47 North Project. Over the past couple weeks my engineering class has been studying the effects of this project. This project will bring many undesired problems to the town of Cle Elum and Roslyn. The population of Cle Elum and Roslyn will be affected severely by this project. The total population of Cle Elum/Roslyn is about 3,350. After the effects of 47 North, it will increase our population by 73%. The area of the project is 7 times bigger than any trailer park in Washington. The population would rise from the current 3,350 to roughly 5,800 people depending on the time of year. This increase will cause many more impacts in Clecle elum.In my personal opinion this project should not go through with all of the issues that will come with it. I will not be supporting this project, thank you for your time.

Sincerely,

Ripken Sherrill

Cle Elum-Roslyn High School
2692 SR 903
Cle Elum, WA 98922

Name: Robert E. Davis

Date: 5/27/23

Address: 304 6th St. South Cle Elum, Wa 98943

Email: iluvmud@live.com

Phone: 509-201-0790

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Robert E Davis

Signature

May 23, 2023

City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street
Cle Elum, WA 98922

Subject: Reject 47 Degrees North as Currently Proposed

Dear Planning Department:

I would like to express my opposition to the Proposed 47 Degrees North project.

Cle Elum's Planning Department's Objective is to "Preserve and Enhance the Community's Character". My comments seek to help Cle Elum meet these wonderful Objectives.

COMMENT NO. 1 Preserve and Enhance – REJECT the proposed 47 Degrees North project. Require all Future Submittals for 47 Degrees North state in **WRITING** how the new proposal meets the Objectives to "Preserve and Enhance Cle Elum's Character". This project is not even close to meeting this Objective, as currently proposed.

COMMENT NO. 2 Community Character Impact of 47 Degrees North – Cle Elum residents are currently having difficulty meeting their needs with the Tourist demands already being placed on Cle Elum's only Grocery Store. Safeway, as the only Grocery Store in Upper Kittitas County, will be completely overwhelmed and unable to accommodate the new population burden which 47 Degrees North will impose on the Cle Elum community. 47 Degrees North will make it impossible for the Multi-Generation coal mining legacy Cle Elum Residents who are already complaining that they CAN NOT afford food with the CURRENT population levels. **You must act to protect Cle Elum Resident's from this irreversible and permanent negative impact.**

COMMENT NO. 3 Community Character Impact of 47 Degrees North – 47 Degrees North will not create sufficient Tax Revenue to cover Cle Elum's "Cost to Serve" 47 Degrees North! This is Crazy and it is Fiscally Irresponsible to move forward with this project as proposed! The City of Cle Elum MUST be guaranteed by your "Conditions for Approval" that NET TAX REVENUE WILL BE ACHIEVED by the 47 DEGREES NORTH project. BANKRUPTCY must never be at risk for the City of Cle Elum because of the proposed 47 Degrees North project.

COMMENT NO. 4 Enhancing Cle Elum's Character - 47 Degrees North should be required to contribute funds, prior to any construction, toward a 2nd Grocery Story in Cle Elum as a "Condition for Approval" to Preserve and Enhance the Cle Elum Community's Character.

COMMENT NO. 5 Preserving and Enhancing Cle Elum's Character – 47 Degrees North must provide a "Net Gain" in Tax Revenue for the City of Elum. This requirement must be a

'Condition for Approval" and confirmed by Financial Submittals and Affadavits attesting to this fact signed by Senior Management of 47 Degrees North.

COMMENT NO. 6 – Community Character - The Cle Elum Planning Department has a HUGE BURDEN associated with Preserving and Enhancing Cle Elum's Character for Future Cle Elum Generations. After the 1st Tree has been cut down by 47 Degrees North, it will never be possible to remedy any unintended mistakes made during the Planning Department decision process.

Therefore, REJECTION of the 47 Degrees North project, as currently proposed, is clearly the best course of action for the Cle Elum Planning Department.

Thank you.

Sincerely,

Robert and Kathryn Elliott
1841 Coal Mine Way
Cle Elum, WA 98922

Name: Robert Greenman Jr.

Address: 905 E 3rd St.
Cle Elum wa.

Email: rob@cleelum.

Phone:

Date: 6/13/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Robert Greenman Jr.

Signature

Name: Robert GREENMAN Sr

Address: 120 SEQUOIA LN
ELLENSBURG WA

Email:

Phone:

Date: 6-14-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Robert B Greenman Sr

Signature

Name: Robert Hamm

Address: 640 P.O. Ridge Lane
bobghammen@gmail.com

Email:

Phone: 509. 237-9443

Date: 6-19-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Robert L Hamm

Signature

Name: Robert Howell

Address: 230 White Fir Dr.
Ronald, WA 98940

Email: FMBOB13@Hotmail.com

Phone: 206-679-6594

Date: 15 JUNE 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully

Robert Howell

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Robert Johnson (name)

301 Beaver Ln. (address)

Name: Robert Rittenhouse
Address: 203 North E St.
Roslyn, WA 98941
Email: rcrittenhouse@gmail.com
Phone: 509-386-4194

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Robert E. Woodrow

Date: 6-22-23

Address: 2001 Zrebiec Rd
Cle Elum WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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Robert E Woodrow

Signature

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS: THIS IS NOT WHAT THE People THAT here WANT.

SEND LETTERS TO:

Emailed comments must go to: **planning@~~city of~~cleelum.gov** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~**May 31**~~ 6/26 **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

May 2023

City of Ale Elum

Please Please Stop 47 No.
We do not want them in our
town

Roberta Smith
Ale Elum, Wa
98922

Name: Rocky Baisch

Address: Po box 118 S
Cle Elum 98943

Email:

Phone:

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Rod Johnson

Address: 7660 Kaynor Rd
Ellensburg WA 98926

Email:

Phone: 206-383-7520

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Rodney C Dunn

Address: 515 Madison Ave ste 283
South Cle Elum WA 98943

Email: clintdunn35@yahoo.com

Phone: 509-607-0142

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Ron & Sherrye Webster Date: 7/21/2023

Address: 190 Spragger Way
Cle Elum, WA. 98922

Email: vsweb2@msn.com

Phone: 425-877-9516

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Ronald J. Webster / Sherrye L. Webster
Signature

Name: Roslyn Perrault
Address: 5955 SE Milwaukie Ave
Portland, OR 97202
Email: roslynperrault18@yahoo.com
Phone: 509-833-6232

Date: 5/7/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Roslyn Perrault

Signature

June 16, 2023

680 Nelson Creek Rd
Cle Elum, WA 98922

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Russ Kratzer
ourbarnllc@gmail.com
206-909-7435

Name: Russell A. Hobbs

Address: 11042 Teanaway Rd
Cle Elum, WA 98922

Email: Chief_hobbs@yahoo.com

Phone: 509-304-8195

Date: 6-14-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

R. A. Hobbs

Signature

Name: Russell Thurman

Address: 121 Powder Cap Ct
Cle-Elum, WA 98922

Email: russ-pat.thurman@comcast.net

Phone: 253-261-4627

Date: 6-6-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

May 2023

City of Ale Elum

Please Please Stop 47 No.
we do not want them in our
town

Ruth Vargas

Ruth Vargas

603 Ronald Ave
Cle Elum Wa 98922

Virgil Amick

From: Dr. Ryan Coogan <drcoogan@eastsidespine.com>
Sent: Sunday, June 18, 2023 3:42 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Ryan Coogan Date: 6/18/23

Address: 1810 Larkspur Loop Cle Elum, WA 98922

Email: drcoogan@eastsidespine.com

Phone: 206-898-4567

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

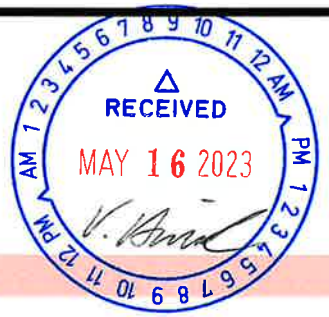
Ryan Coogan

Dr. Ryan Coogan DC - Owner
Eastside Spine & Injury
11902 97th Ave NE
Kirkland, WA 98034
425-821-4600 phone
425-821-4622 fax
www.eastsidespinekirkland.com

*HIPAA CONFIDENTIALITY NOTICE:
This message and attached files (if included) may contain confidential Personal Health Information and other HIPAA protected information. The improper disclosure of such information may be subject to civil or criminal penalties. The information is intended only for the use of the individual(s)

Virgil Amick

From: Ryan Weier <ryan@exploredco.com>
Sent: Tuesday, May 16, 2023 8:19 AM
To: Planning
Subject: STOP 47 Degrees North



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Ryan Weier, I am a homeowner in UKC. My address is 31 Hawkeye Ln Ronald, WA 98940.

I am deeply concerned for our community. 47 Degrees North is extremely dangerous for our community and **must be stopped and rejected.** Sun Communities is a massive business that only cares about dollar figures.

City Council - I URGE YOU to listen to the concerned members of your community. Do not give into the pressures of Sun Communities or let them line your pockets and sway your decision. The lives of thousands of children, adults, and future generations are relying on YOU to make sure our community is preserved and not impacted by a multi-billion dollar monster.

We already have tons of growth in our area from the Cle Elum Heights project + others. Let's wait until those projects are done and our community has adapted to the increased population before considering ANY MORE expansion.

A deeply concerned citizen,
Ryan

--

Ryan Weier
Explored Co.
Founder & Outdoor Enthusiast
Online @ exploredco.com

Virgil Amick

From: Sally Vellon <sallyvellon@hotmail.com>
Sent: Sunday, May 28, 2023 10:45 AM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sahily (Sally) Vellon
861 Spragger Way
Cle Elum, WA 98922

To whom it May Concern:

I oppose the 47 degree north development as it has been presented in its current form.

I personally do not see growth as a bad thing. However, it must be methodically planned so the quality of life we enjoy is not diminished. I do not feel that the plan as presented will achieve this for us.

The scope of the development has diverged from its initial proposal of small single family homes or townhomes and apartments. In its place, the plan with manufactured homes that has been presented, will impact our lives negatively in many ways from our first responders, traffic and the line at the grocery store (not just on the weekends). We do not have the infrastructure to support this level of growth.

The current proposal will deplete the resources available to the current residents of Cle Elum as well as the county. Financially it just does not add up for the city or the county to pursue this proposal.

Simply put - the accounting ($) just does not add up! I am not alone wondering why the plan is even being considered and why our mayor is pushing this project so hard.

It doesn't make sense.

Regards,
Sahily Vellon

Sent from my iPad

Attention: Planning Dept / 47 degrees North
119 West 1st St Cle Elum

2 no votes on the addendum

for 47 degrees north project notice
of application—

This would not be good for our
community.

- Claudette Maybo
- [signature]

704 Stuart View Dr Cle Elum, Wa
98922

RECEIVED
JUN 06 2023

Virgil Amick

From: Sandra D <sld1020@gmail.com>
Sent: Thursday, May 4, 2023 1:51 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; sbayhansen@cleum.gov; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Take Note

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

In addition to this email, I will also be sending a hard copy letter.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sandra D.

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Gary J Hammons & Sandra L Hammons (name)

1081 WAPITI DR. CLE ELUM, WA 98922 (address)

Name: Sandy DeBoer

Address: 1101 Saint Andrews Dr
Cle Elum WA 98922

Email: SandyNJim10@hotmail.com

Phone: 425-444-0247

Date: 6-15-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sandy DeBoer
Signature

May 2023

City of Ale Elum

Please Please Stop 47 No.
we do not want them in our
town South Ale Elum

Sandy Ferguson

May 10, 2023

To: Mayor Jay McGowen and Council members

Dear Cle Elum City Council,

I am writing this letter in opposition of the proposed development 47 Degrees North. I have been a Roslyn resident for 42 years. During this time, I have seen many changes. Some of these changes have enhanced the community, but this current proposal seems preposterous.

I don't think our community has the resources, and infrastructure to accommodate such a large development. I am grateful that you are open to comments from the community.

Most concerning is the wild fire situation in upper county which has ramped up considerably the last few years. There is one way in and out for residents on the 903 corridor. That alone, could be disastrous, in addition to a school system that is not prepared to take in the influx population.

I wonder if thorough research has been made on the impact on the current population. We have only one major grocery store, that has long lines year round especially in the summer. Traffic is backed up going through town with tourists visiting the local campgrounds and the Farmers' Market from June through September. I have children and grandchildren that live in this community

The small town I moved to in 1982 is busting at the seams, with few places to park in town even on week days.

For the above reasons, I am adamantly opposed to the 47 degrees North project moving forward.

A concerned citizen,

Sara McCoy
207 E Arizona
Roslyn, WA 98941
PO BOX 426

Virgil Amick

From: Sarah Forney <yamaharacer317@gmail.com>
Sent: Thursday, June 22, 2023 9:10 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degree North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sarah Forney

1110 E 3rd St, Cle Elum, WA 98922

Yamaharacer317@gmail.com

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sarah Forney

Name: Sarah Peters

Address: 260 Pine Glen Drive
Cle Elum, WA 98922

Email: slynn_peters@yahoo.com

Phone: 509 607-3449

Date: 5/8/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

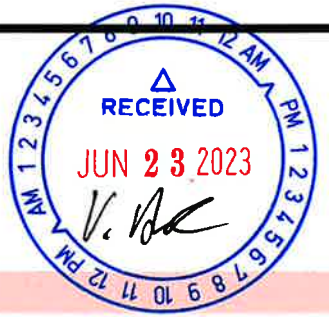
Respectfully,

Sarah Peters

Signature

Virgil Amick

From: Scott Connell <sconnell94@hotmail.com>
Sent: Thursday, June 22, 2023 9:19 AM
To: Planning
Subject: Attn: 47 Degrees North - Comment Letter



[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

June 22, 2023

City of Cle Elum
Attn: Planning Department/47 Degrees Nortj

Honorable Mayor, City Council Members and City Planners,

I am writing to voice my opposition to the request made by Sun Communities to alter the existing approved development agreement for the land commonly referred to as "Bullfrog Flats" so they can proceed with their 47 Degrees North project. My reasons for opposing the development as they've presented it are:

1. Sun Communities is a large, for-profit REIT whose primary objective is to generate value in the form of steadily increasing returns for their shareholders. They are a vertically integrated company which means they own the land, they sell the product that sits on top of it, they finance the purchase of the product that sits on top of it and they collect steadily increasing rents for the land in perpetuity. While there is absolutely nothing wrong with a development company of this nature, the key question we must ask ourselves is "does it belong here?" and "is this type of arrangement right for the current and future residents of the city?"
2. Ownership of the land beneath each manufactured home does not transfer with each home to the new owner. This means that Sun Communities retains ownership of all the land and rents it back to the owner of the structure that sits on it. They have a very clear business strategy of raising rents on the land annually as it steadily delivers increased return to their shareholders. Meanwhile, it creates a less desirable and higher risk asset class for the owner of the home which will mean higher interest rate loans and the financial burden of both a mortgage and a rent payment each month. It will also dramatically affect both market and assessed value of the manufactured home since any current or future owners will not realize any benefit from increased land value. This model would ultimately lead to tax revenue shortfalls since both land value and improvements value are diminished since they are not "connected" like a typical single family home sitting on land that is owned by the homeowner.
3. With regards to the transient RV portion of the proposed development, this will place an increased burden on infrastructure and will further crowd roads during peak travel times causing backups and potential issues for first responders or in the event of wildfire evacuations. It will mean a steady flow of vacationer traffic who will leave their trash and sewage in Cle Elum and then leave without any vested interest in the betterment of our community. It's also worth noting that Seattle is experiencing a devastating homelessness crisis. There are derelict RV's

and encampments throughout the city. Given the Bullfrog Flats close proximity to I-90, it is possible that many of these RVs could find there way here and setup in the RV park, which is not in the best interest of the community and could further strain law enforcement. Please ask yourselves if hundreds of concrete pads catering to a transient population is the highest and best use of this land.

4. In their most recent revision to their application, Sun Communities is proposing a retail center. This would be in direct competition with the current downtown Cle Elum retail core. There is already plenty of retail space available in the downtown core with significant investment currently taking place to improve downtown's appeal and accessibility to draw in more retail traffic. Adding retail into the Sun Communities development would create unnecessary competition and potentially harm existing and new businesses who are currently in downtown Cle Elum. Additionally, while their proposal references a potential grocery store, Sun Communities is not in the grocery store business. Those that are in the grocery store business (Safeway/Albertsons/Kroger/Walmart, etc) have very sophisticated modeling to determine how, where and when they want to enter a market. If there was a compelling business case for a second grocery store in Cle Elum, there would be a second grocery store in Cle Elum. Whatever Sun Communities is stating is pure speculation.

As anybody who has researched this project knows, this land has been approved for development for many years now. Development is perfectly fine provided it is done responsibly and in a way that benefits all parties involved including the developer, the city, the community and the end users or buyers of the product. The proposal that Sun Communities has put forth represents an alteration that heavily favors them and their shareholders at the expense of the city, its residents, the surrounding communities, our infrastructure, and the future owners of homes there. In addition, their timing for buildout is quite aggressive and it will be virtually impossible for services such as fire, police, medical and infrastructure to keep pace.

You as the elected officials have been entrusted by your constituents to represent the collective voice of the citizens that put you there. I hope you take whatever time is necessary to evaluate the feedback you have received relating to this project to ensure the voices of your neighbors are being heard.

I'd encourage you to decline Sun Communities request to alter the plan and request that they stick to the existing approved plan that is already in place. They were aware of that development plan when they purchased the land so it should be no shock to them if they are told to stick to it.

Thanks for your time.

Respectfully,

Scott Connell
241 Big Rock Lane, Cle Elum, WA 98922

Scott O. Hinton

271 Hidden Springs Rd.

Cle Elum, WA.

Scott.O.Hinton@Gmail.com

206-963-2918

June 7, 2024

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Scott O Hinton

Signature

Name: scott person Date: 5/4/2023

Address: 181 pine duff Dr cle elum

Email: scottperson@gmail.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Scott Person

June 20, 2023

To: The City of Cle Elum Planning Commission
From: Shane Baker

Please do not allow the building the proposed development of 47 Degrees North. Too many homes equals too many people using roads and resources that aren't enough for the current residents. Try going to Safeway at 9 am on any given Saturday or driving West bound on I90 on a Sunday afternoon!

The City may want/need the money but no amount of money will help you/us keep up with all the traffic and consumer goods it would take to provide for such an influx of residence even if they are part time.

Don't allow this until the infrastructure is ready. That could be a generation away!

Shane Robert Baker

Name: Shane Carlson Date: 6/26/23

Address: 31 Spirea Ct
Cle Elum, WA 98922

Email: shane.c@fridayharboseaplanes.com

Phone: 509 881-0067

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Shane Carlson <shanec@fridayharborseaplanes.com>
Sent: Monday, June 26, 2023 7:06 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Opposing 47 Degrees N
Attachments: 47 deg N stop.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello

I think we need a solution for a long range plan for affordable housing. This proposed development is not a good long range plan for Upper Kittitas Valley. Please accept my opposition letter attached.

Best

Shane Carlson
Cle Elum resident

www.fridayharborseaplanes.com
425 277-1590
206 310-7835 direct

Name: Shane Olson Date: 6/20/2023

Address: 440 Richards Rd. Cle Elum, Wa 98922

Email: shane@nwasphalt.com

Phone: 206-255-3130

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Shane Olson

Name: SHANNON COUPENS Date: 5/12/2023

Address: 20 LARKSPUR LOOP
CLE ELUM, WA 98922

Email: SHANNON.COUPENS@GMAIL.COM

Phone: 206-718-8887

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Virgil Amick

From: Shao-Hui Tseng <shaohuitseng@hotmail.com>
Sent: Friday, May 26, 2023 11:16 AM
To: Planning
Cc: Shao-Hui Tseng
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concerned,

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. I owned a property in Suncadia.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues in my view:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Best,

Shao-Hui Tseng

Name: Shari Mills
Address: 707 E 1st
Cle Elum, WA 98922
Email: mgary shari@yahoo.com
Phone: 509 3044204

Date: 6-13-23

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Sharlene Graham

Address: 161 Augusta Place
Cle Elum, WA 98922

Email: gnsgraham@hotmail.com

Phone: 509-304-5686

Date: 5-31-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Sharon Raven Hill
427 Cleveland Ave.
South Cle Elum, WA 98943
ramaghi@aol.com

May 5, 2023

Dear Honorable Mayor and Council Members

I am writing this letter to express my feelings about the 47 North Development proposal. When I first heard about the proposal a couple of years ago, I really culd not believe that a company was proposing to build the biggest trailer park in Washington in one of Washington's smallest cities. It did not make sense then and still does not.

I moved here 26 years ago when offered a job in Cle Elum. I bought a house and loved the community so much that I thought I would live here forever. I had come from Redmond, WA which was once a great town and had grown to a nightmare of traffic so much that I did not want to leave my home. When I later took a job in Bellevue, I commuted for 16 years rather than moving back over there. This is my home.

Over the years, there as been growth, some of which I did not support. I have seen quality of life decrease with this growth with more traffic, more crime, and crowds. This growth has been gradual enough that it is still doable. But 47 North proposes that population will double in six years. This will be a nightmare and forever change our way of life.

When faced by a new issue, I try to look at the pros and cons. In the case of 47 North, the only people I see that will benefit are the investors of Sun Company. It is not good for our community or the new residents.

We do not have infrastructure or services to serve the new community. The water and sewer services are inadequate for proposed 47 North. The school was pretty much to maximum occupation in the 90's when I worked there. A new school would have to be built to accommodate. Because the tax proceeds would not be enough to support that, we the homeowners of the community will have to foot the bill and our taxes will increase.

We are all acquainted with the traffic problems presently, especially on weekends. Studies have shown that our present roads are inadequate for the increased population . It is proposed that about half of the population of the trailer park and RV park will be part time people. So weekend traffic will become a nightmare. I

already see streams of cars speeding down my street to get to Westside Rd and on to the freeway on summer weekends I never go to the Lake on weekends anymore because of the crowds and trash. Because many of the residents will be part time, they will not have the ties to the community that are so important to our way of life.

As far as residents of 47 North,, they will own their home with a mortgage but will rent the land from Sun Communities Company. The rent on their lot will increase yearly. If they want to move, they will need to sell their home which them Sun Communities will be able to sell again. The Sun Company will then be the largest land owner in our community . The Sun Company is not a good landlord, there are numerous lawsuits against them for predatory practices. The satisfaction reports for Sun Company are very low. These homes are not affordable homes. It is projected that a yearly income of $100,000 would be required. That is double the medium income in the city.

Sun has done their research and is dangling a carrot of a second grocery store. They have identified a plot of land on 903 for a retail development including a grocery store. They are not proposing they will build it and will sell the land to another developer. So the grocery store may or may not ever be built. If there are citizens who want another grocery store, there are ways they can work for that without getting the largest trailer park in Washington in the deal. In addition, the proposed retail development would pull business away from the downtown which is contrary to the plan for the city

If the city codes for that piece of land are examined, it is clear that the 47 North development proposal is contrary to the codes in type of housing and density of housing.

In conclusion, there are many more reasons that the proposed 47 north development is not good for our community or any future residents. It is a way of making money with no regard for the beauty of our area.

Sincerely

Sharon R Hill

Sharon Raven Hill

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427 Cleveland Ave.
South Cle Elum, WA 98943
ramaghi@aol.com

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We are all acquainted with the traffic problems presently, especially on weekends.. Studies have shown that our present roads are inadequate for the increased population . It is proposed that about half of the population of the trailer park and RV park will be part time people. So weekend traffic will become a nightmare. I already see streams of cars speeding down my street to get to Westside Rd and on to

the freeway on summer weekends I never go to the Lake on weekends anymore because of the crowds and trash. Because many of the residents will be part time, they will not have the ties to the community that are so important to our way of life.

As far as residents of 47 North,, they will own their home with a mortgage but will rent the land from Sun Communities Company. The rent on their lot will increase yearly. If they want to move, they will need to sell their home which then Sun Communities will be able to sell again. The Sun Company will then be the largest land owner in our community . The Sun Company is not a good landlord, there are numerous lawsuits against them for predatory practices. The satisfaction reports for Sun Company are very low. These homes are not affordable homes. It is projected that a yearly income of $100,000 would be required. That is double the medium income in the city.

Sun has done their research and is dangling a carrot of a second grocery store. They have identified a plot of land on 903 for a retail development including a grocery store. They are not proposing they will build it and will sell the land to another developer. So the grocery store may or may not ever be built. If there are citizens who want another grocery store, there are ways they can work for that without getting the largest trailer park in Washington in the deal. In addition, the proposed retail development would pull business away from the downtown which is contrary to the plan for the city

If the city codes for that piece of land are examined, it is clear that the 47 North development proposal is contrary to the codes in type of housing and density of housing.

In conclusion, there are many more reasons that the proposed 47 north development is not good for our community or any future residents. It is a way of making money with no regard for the beauty of our area.

Sincerely

Sharon Raven Hill

Name: Sharon Stuart

Address: 180 Skull Springs Road
Cle Elum WA 98922

Email: sharon@bedvoyage.com

Phone: 206-799-8018

Date: 6-14-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sharon Stuart

Signature

Name: Shawn P. Reagan

Address: 411 N. A St.
Roslyn, WA 98941

Email: raygun42@gmail.com

Phone: 206-214-5870

Date: June 26, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog Flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

6/26/2023

Scanned with CamScanner

5-24-23

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

Good Afternoon. I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property.

Cle Elum and the surrounding areas have already turned significantly into a VBRO community. People with no connection to the community come for a few days, party, overwhelm the local infrastructure, and surrounding natural environment. 47° North will greatly exacerbate the problem and will be a further destroy the fabric of the community. Since this has development has been proposed I have not spoken to one resident of the area that supports it.

- It clearly violates the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Shelia Mallula

Shelia Mallula
346 Bunker Rd
Ronald, WA 98940

Name: Shellie Monnie

Address: 101 N. E Street
Roslyn, WA 98941

Email: baybayg@Aol.com

Phone: (847) 271-4839

Date: 5-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Shellie Monnie

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Sherry Osmonovich Date: 6-14-23

Address: 2711 Mohar Rd, Cle Elum

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sherry Osmonovich

Signature

Name: Shon Wilcox

Date: May 21, 2023

Address: 101 Blue Grouse LN
Cle Elum WA 98922

Email: ~~Wilcox,~~ Shon WilcoxShon9@gmail.com

Phone: 509 304 7046

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Stacy Heintz <heintz.stacy@gmail.com>
Sent: Monday, May 1, 2023 11:05 AM
To: Planning
Subject: 47 Degrees N

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please DO NOT approve this development. You will ruin this town! You will have to increase our taxes to pay for it, we do NOT have the ability to absorb doubling the size of Cle Elum in six years. Our schools, police, fire-none can handle it. Every community Sun Communities has expanded to, it has destroyed. Bullfrog Rd will be a parking lot every weekend. If there's a fire, there's no way people can get out safely. Lawsuits against them are numerous. It's NOT affordable housing. It's a Trojan horse that will only make money for the developer. Why you would even consider it is beyond comprehension. Is someone getting paid off???? It sure looks that way. If you vote in favor of destroying your town, I hope you plan on moving. Because you will not be welcome here. Do the right thing and VOTE NO to Sun Communitues.

Stacy & Brad Heintz
910 Maple Leaf Loop
Cle-Elum, WA. 98922

VA

Virgil Amick

From: Planning
Sent: Tuesday, May 2, 2023 10:31 AM
To: Stacy S
Subject: RE: 47 Degrees North

Hello, Stacy can you please add you address, thank you.

-----Original Message-----
From: Stacy S <sittons@hotmail.com>
Sent: Tuesday, May 2, 2023 7:59 AM
To: Planning <planning@cleelum.gov>; Jay McGowan <jmcgowan@cleelum.gov>; John Glondo <jglondo@cleelum.gov>; Ken Ratliff <kratliff@cleelum.gov>; Beth Williams <bwilliams@cleelum.gov>; Siw Bay-Hansen <SBayHansen@cleelum.gov>; Steven Harper <sharper@cleelum.gov>; Sarah Lackey <slackey@cleelum.gov>; Matthew Lundh <mlundh@cleelum.gov>
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Cle Elum Planning and City Council,

As a home owner in Upper Kittitas County, I would urge you all to really consider the overall impact that would come to our community with the addition of the proposed Sun Communities plan on Bullfrog Flats.

It is a very aggressive plan that would change the scope of the community in so many ways. Ways that UKC is not ready to handle. The scale of the plan is the problem. The infrastructure of Cle Elum just can't support any of the proposal, and the community would be inundated with so many new problems that have not even been considered.

I urge you to vote no on this overwhelming growth plan. This can't be supported by our community in the way it is being presented and written. I believe a lot more preparation work needs to happen on the front end in order for something of this scale to be accepted in this area.

Please consider all the aspects and take a hard look at our current scenario and ask yourself, could this really work? Is this truly beneficial to the area?

Thank you for your time,

Stacy Sitton
Concerned UKC homeowner

Virgil Amick

From: Stephanie Haag <stephanierosehaag@gmail.com>
Sent: Monday, May 8, 2023 5:11 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Sarah Lackey; Matthew Lundh
Subject: I oppose 47 Degree North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To All Decision Makers Involved in the Bullfrog UGA Master Site Plan,

Growth is inevitable and I do not oppose it. However, reckless growth with negligent planning is clearly something to avoid. Increased population in our area, both in terms of physical structures and the number of permanent residents, can have many benefits. It can simultaneously create a burden on infrastructure and must be carefully managed. In simplistic terms, a new business or a new family in our area increases the burden, but also shares the weight of that burden. However, the model proposed by 47 Degrees North looks to drastically increase population, either tourist or permanent, without contributing to their fair share of the burden.

I could express the details of my concern with the infrastructure burden (roads, schools, police, fire, water, to name only a few). And I could express the details of why homeownership without land ownership is damaging to low-income individuals (though it is being portrayed as positive by 47 Degree North). But I am assuming my elected officials are already aware of the obvious details in these concerns and are carefully considering them.

My objection to this project is this: Taxing all the residents and visitors of this project as one tax parcel is unacceptable.

Should the Bullfrog UGA Master Site Plan be re-submitted in its original form, where residents would own their home and parcel, and be taxed as such, I would not oppose it.

Thank you,

Stephanie Haag
1604 Marian Drive, Cle Elum, WA 98922

and

Joi Haag
108 Landis Lane, Cle Elum, WA 98922

Name: STEPHEN HALLINAN

Address: P.O. BOX 1004
CLE ELUM, WA. 98922

Email: SPHALLINAN@HOTMAIL.COM

Phone:

Date: JUNE 14, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: STEPHEN C. ZABRANSKY

Date: 5-14-2023

Address: P.O. BOX 539
ELLENSBURG, WA. 98926

Email:

Phone: 509-962-1814

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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Stephen C. Zabransky

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Name: STEPHEN C. ZABRANSKY Date: 5-14-2023

Address: P.O. BOX 539
ELLENSBURG, WA. 98926

Email:

Phone: 509-962-1814

ADDITIONAL COMMENTS:

I've had a cabin in the Liberty area for over 40 years. In that time, I have seen the traffic over Hwy 97 and I-90 increase greatly. People in the woods recreating has also increased. Many west-siders already come over to the east side for playing and any more addition will just add to the congestion. Parking at trail heads and other recreational sites is already a big problem on weekends and Holidays. Most of us locals don't even attempt to go to these places during those times. Think of the mass problems that will occur when a large RV community moves in; the situation will be untenable!

In addition, when manufactured homes and RV sites are put in, homeless and drug problems will increase! This is not debatable as there is already a large homeless community near the intersection of Hwy 97 and 970 at First Creek. Wildlife and other habitat will also be affected by this large of a project in the area proposed. Water issues could also add to the concerns of the people to an already severe water shortage and well drilling moratorium in some areas.

Taxes will probably go up but I don't count that as my primary concern. It is plainly the addition of a large RV-recreational site that is just not conducive to the area with the current problems already in existence. Cle Elum itself will suffer with the addition of any type of retail outlet as is part of the plan.

This is a bad plan and should definitely be denied!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

360 Colfax Rd
Cle Elum, WA 98922

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts
On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested
The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments
The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

Steve Hawley

June 16, 2023

360 Colfax Rd
Cle Elum, WA 98922

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Steve Hawley
loansbysteveh@gmail.com
206-300-0479

Name: Steve Maby

Address: 20 Bridle Wood Circle

Email: SMaby1958@comcast.net

Phone: 206-949-6929

Date: 6-14-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Steve Maby

Signature

Virgil Amick

From: steven scott <bigrentalguy@gmail.com>
Sent: Tuesday, June 20, 2023 11:33 AM
To: Planning
Subject: STOP 47 DEGREES NORTH- DON'T RUIN OUR TOWN

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: _____STEVEN SCOTT_____ Date: 5/20/2023_____

Address: _208 W 2ND ST CLE ELUM WA 98922_____

_____

Email: _____BIGRENTALGUY@GMAIL.COM_____

Phone: _____509 607 1193_____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____STEVEN SCOTT_____
Signature- STEVEN SCOTT

Virgil Amick

From: Sue Morgan <giovenalefarm@q.com>
Sent: Monday, May 1, 2023 7:08 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Family in this area since 1906. Me, personally, here for almost 75 years. Heartsick at the short-sightedness of recent planning and the willingness to allow such a tainted company with an incredibly dodgy business record into our county, let alone this area. Why are you determined to ruin this area for the citizens you are supposed to be representing? A HUGE NO TO 47 DEGREES NORTH.

Giovenale/Morgan/Lago/Cavelia Family

Sent from Mail for Windows

Virgil Amick

From: Sue Morgan <giovenalefarm@q.com>
Sent: Tuesday, May 2, 2023 11:50 AM
To: Planning
Subject: RE: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We live on Nelson Siding where my grandparents homesteaded. We, of course, have business and personal (relatives, friends, church, cemeteries for instance) encounters frequently in Cle Elum and Roslyn and as such feel entitled and compelled to put in our two cents worth! Thank you. Sue

Sent from Mail for Windows

From: Planning
Sent: Tuesday, May 2, 2023 10:34 AM
To: Sue Morgan
Cc: Colleda Monick; Kathi Swanson
Subject: RE: 47 Degrees North

Hello Sue, can you please add your address, thank you.

From: Sue Morgan <giovenalefarm@q.com>
Sent: Monday, May 1, 2023 7:08 PM
To: Planning <planning@cleelum.gov>
Subject: 47 Degrees North

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Giovenale/Morgan/Lago/Cavelia Family

Virgil Amick

From: Susan Black <suzyballard@gmail.com>
Sent: Saturday, May 6, 2023 8:48 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Sir or Ma'am,

I would like to comment on the 47° North neighborhood. I am strongly opposed to this neighborhood or any other neighborhood that is like this model. I believe it will have very negative adverse effects on our city. We are not prepared for the influx of this many people. Furthermore, this is not the type of neighborhood we want. Please listen to the people who are opposed to this idea.

Thank you,
Susan Black

Virgil Amick

From: Susan Campbell <sandjc30@hotmail.com>
Sent: Friday, May 26, 2023 4:59 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

As property owners in Ronald, we oppose 47 Degree North development plans and the Sun corporation. The issues created by rapid growth will significantly change the community in a very negative way. Our infrastructure simply isn't able to accommodate this development. Please vote no.

Thank you,
Susan Campbell

731 Highland Loop
Ronald, WA

Sent from my iPhone

Name: Susan Christenson Date: 4-20-23

Address: 648 Masterson Rd.
Cle Elum, Wa. 98922

Email: sue@victoryinjesus.com

Phone: 206-419-0382

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

Negative Impact of 47° North

- Decreased level of service for EMS
- Decreased level of service for fire protection
- Decrease level of service for police protection
- Increased traffic burden on 2-lane roads
- Increased tax burden to pay for aging infrastructure (water, sewer, power, roads, EMS, schools, police,)
- Doubling the population of Cle Elum within 6 years
- Profits sent out of our community to Wallstreet investors
- Largest private trailer park community west of the Mississippi
- Wildfire risk due to limited ingress & egress: **Paradise Fire 2.0**

For these reasons, and so many others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Susan Christenson

Signature

Name: Susan Christenson Date: 4-20-23

Address: 648 Masterson Rd.
Cle Elum, Wa. 98922

Email: sue@victryinjesus.com

Phone: 206-419-0382

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Susan Christenson
648 Masterson Rd
Cle Elum, WA 98922

YAKIMA WA 98
PM
20 APR
2023

City of Cle Elum - Mayor, City Council members
Planning Department

119 West First Street
Cle Elum, Wa. 98922

98922$1105 C002

Name: Susan Dunn

Address: 1050 Westside Rd
Cle Elum, WA. 98922

Email: /

Phone: /

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Susan Dunn

Signature

Name: Susan Dunn

Date: 5/7/2023

Address: 1050 Westside RD
Cle Elum WA 98922

Email: susankdunn@yahoo.com

Phone: 509 260 1062

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Susan Dunn
Signature

Virgil Amick

From: susan kuiken <imfreebird2@gmail.com>
Sent: Tuesday, June 20, 2023 7:03 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Susan Kuiken Date:6/20/23

Address: 20 Two Springs Rd. Cle Elum, Wa.

Email: imfreebird2@gmail.com

Phone: 509-830-7056

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal
I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Susan Kuiken

Name: Susan Melodia Date: 5-13-23

Address: 771 Kokanee Loop Rd. Cle Elum, Wa. 98922

Email: Susan.melodia@gmail.com

Phone: 2064599368

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Virgil Amick

From: Susan West <SusanWest@johnlscott.com>
Sent: Monday, May 1, 2023 4:11 PM
To: Planning
Subject: 47 Degrees N

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please DO NOT approve this development. You will ruin this town! You will have to increase our taxes to pay for it, we do NOT have the ability to absorb doubling the size of Cle Elum in six years. Our schools, police, fire-none can handle it. Every community Sun Communities has expanded to, it has destroyed.

Thank you!

I am a broker in this community and home owner at 40 Silver Queen Ln Cle Elum, WA 98922

Susan West
Broker
c:(509)304-4007
susanwest@johnlscott.com
www.susanwest.johnlscott.com
susan1west.com

Name: Susi Martinez

Address: 197 Klocke Rd
Ellensburg WA

Email: susanamart1558@gmail.com

Phone: 509 899 3104

Date: 6/14/23

RECEIVED
JUN 16 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: S M <americansusie@gmail.com>
Sent: Saturday, May 6, 2023 10:18 AM
To: Planning
Subject: Please Stop 47 Degrees North Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Department and Powers that Be at Cle Elum Local Government,

We are strongly against 47 degrees north. As you know, This community is full of grit and determination. People who have worked so hard to be able to afford a home, build a business. Build this community. The roads and infrastructure, businesses, Community... has all been built on the backbones of the full time residents of Cle Elum. I believe 47 degrees north will tear down the values of homes that we all have worked so hard to afford. Instead of full time and invested residents, it would allow short term housing and place more stress on the people here who already work so hard. It will add an unbalanced amount of road traffic, all of which falls on full time residents to fix and maintain. It would add a transient aspect to a town that has already been coined "halfway to everywhere" and I think that narrative needs to change. Cle elum IS the DESTINATION. Cle elum "the journey is the destination". Not a transient "halfway to anywhere" town. We need to not let big business $$ change who we are. There is too much history to protect. Too many incredible people who have paid and poured out their lives for this beautiful city.
I believe 47 degrees north is a horrible idea and we plead with you to stop 47 degrees north.
Proud resident,
Susie Marino

Virgil Amick

From: S M <americansusie@gmail.com>
Sent: Saturday, May 6, 2023 10:41 AM
To: Planning
Subject: Re: Please Stop 47 Degrees North Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

See below - from Susie Marino
121 Elk Sedge Court
Cle Elum WA 98922

On Sat, May 6, 2023 at 10:17 AM S M <americansusie@gmail.com> wrote:

> Dear Planning Department and Powers that Be at Cle Elum Local Government,
>
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> I believe 47 degrees north is a horrible idea and we plead with you to stop 47 degrees north.
> Proud resident,
> Susie Marino

Name: Suzanne J. Tritt

Address: POB 725, 101 N E St
Roslyn, WA 98941

Email: LSTRITT2002@gmail.com

Phone: 509-649-3611

Date: 05-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Suzanne J. Tritt

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Suzie Norris <suzielnorris@gmail.com>
Sent: Tuesday, May 9, 2023 10:00 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please accept my comments as I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property. While I support growth, this is not the instant growth that will benefit our community. I am so proud to return to Cle Elum several years ago to live. My grandfather Louis Peretti was born in Cle Elum in 1909 and this city continues to be the special community that it has always been to our family.

Thank you for your consideration,

Suzie & Karm Norris
221 Larkspur Loop
Cle Elum, WA 98922
206-235-4138 (Suzie)
425-241-4179 (Karm)

Virgil Amick

From: Tamara <browndog577@gmail.com>
Sent: Thursday, May 25, 2023 10:10 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Cc: T K
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Tamara & Mike Kulp Date: 5/25/23

Address: 999 Big Creek Rd, Cle Elum WA

Email: browndog577@gmail.com

Phone: 360-271-9080

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tamara Kulp / Mike Kulp

Name: Tammy Sayama

Address: 111 W. Nevada Ave
PO Box 1036 Roslyn, WA 98941

Email: happysmoo@yahoo.com

Phone: 951-345-0414

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Tammy Sayama

Date: 6/19/23

Address: 111 W. Nevada Ave
PO Box 1036 Roslyn, WA 98941

Email: happysmoo@yahoo.com

Phone: 951-345-0414

ADDITIONAL COMMENTS:

I'm all for more affordable housing as opposed to all the damn rich gated mtn communities but this proposal sounds like it's bad for everyone except the company building it. Please don't give in to them.

Thank you for reading this.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: Rockwell, Ted <tedrock@amazon.com>
Sent: Friday, May 5, 2023 4:33 PM
To: Planning; Jay McGowan
Cc: Ted & Tina Rockwell
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mayor McGowan and members of the Planning Department,

We write this letter in opposition of the 47 Degrees North project as a concerned members of the community. This is a special place. We moved to Cle Elum in 2017, attracted by the natural beauty and small town vibe. With children who attended WSMS and CERHS, we became more embedded through school functions, sports, the wonderful restaurants, taverns, and shops, and ultimately deep friendships that developed. We are grateful to be a part of Cle Elum and Roslyn, but never more so than this January. Our son, Micah Narte, passed away on Alpental. The outpouring of support from the community was, quite frankly, overwhelming. It helped us get through some very dark days, and sustains us still. Although his life was tragically cut short, Micah thrived here. As we have often said, Cle Elum helped him become who he was meant to be.

If there is one criticism, it is how overloaded our resources and infrastructure become during summer months, when the town swells from the influx of golfers and people passing through to various camping locations. This proposed development would make this a full time struggle. There is also the issue of the type of development. Manufactured homes are fine, but not at the scale in this proposal. Finally, there are significant questions around the business practices and character of the corporation behind the development. Simply stated, 47 Degrees North represents a threat to our way of life and to what makes Cle Elum the jewel of Central Washington.

Sincerely,
Ted & Tina Rockwell

Name: Ted Stringfellow Date: 6-20-23

Address: 710 Hidden Valley Rd
Cle Elum WA 98922

Email: stringfellowelectric@gmail.com

Phone: 360-239-2969

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Terilynn Simons <courtreporter2047@gmail.com>
Sent: Thursday, May 4, 2023 3:32 PM
To: Planning
Subject: 47 degrees north

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I want to let you know that I am highly opposed to this. We live in Cle Elum half of the time and have currently closed one business and have intentions to open another. Again, we are highly opposed to the 47 degrees north.

--
Terilynn Simons, CCR, RPR, CRR, CLR, RMR
B&A Litigation Services
2208 North 30th Street
Suite 202
Tacoma, WA 98403-3360
253.627.6401
253.383.4884 Fax
Courtreporter2047@gmail.com

RECEIVED
MAY 03 2023
BY: LOP

May 2023

City of Ole Blum

Please Please Stop 47 No.
we do not want them in our
town

Terry Jerke
Ole Blum

RECEIVED
MAY 08 2023

May 2023

City of Cle Elum

Please Please Stop 47 No.
we do not want them in our
town

Tony [illegible]
508 West 5th
Cle Elum, WA

Virgil Amick

From: TERRY TRUHLER <t.d.truhler@prodigy.net>
Sent: Friday, May 12, 2023 10:41 AM
To: Planning
Subject: 47 Degrees North development proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing in opposition to the current land use request by 47 Degrees North and requesting the denial of it's current proposal. Among other things, I worry about the following.

This current application varies significantly from what we were led to believe when we invested in, and established residence in, Cle Elum. It will adversely impact the experience and services we have come to enjoy. Overall, at the very least, we would feel misled and deceived by the city leaders.

The traffic congestion in this area, already significant, will make egress, in the time of emergency, near impossible if not dangerous. It will also limit the response ability of emergency vehicles to major events such as health crises, accidents or fires.

In addition, I believe this development will adversely affect our tax rate without commensurate increases in benefits.

Please deny this proposal in its current form.

Sincerely, Terrence Truhler
Sent from my iPad

Name: Theresa Ellison

Address: P.O. Box 1142
Cle Elum, WA 98922

Email: teloveldesign@gmail.com

Phone: 5093046131

Date: 5/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Theresa Ellison

Date: 5/18/23

Address: P.O. Box 1142
Cle Elum, WA 98922

Email: tslovedesign@gmail.com

Phone: (509) 304-6134

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Virgil Amick

From: thomas uren <tom.uren11@gmail.com>
Sent: Friday, May 5, 2023 12:04 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment, SEPA and Development Agreement - Traffic Comments

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum - Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment, SEPA and Development Agreement

Thank you for the opportunity to provide my comments on the Sun Communities 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. This email contains my comments on traffic only. Future emails will address other aspects of the application.

Comments on the SEIS/Addendum Traffic Analysis

The SEPA Traffic analysis has a number of major flaws which result in significantly understating the amount of congestion on the city and county road system both with and without 47 Degree North. These flaws significantly overestimate the road capacity that's available for 47 Degrees North traffic. SEPA should not be closed until the traffic analysis is corrected.

Specifically:

1. The study doesn't include the full buildout traffic of major developments already approved, vested and in the pipeline (Suncadia, City Heights and Ronald PUD/Hotel). Because Sun assumed such a short buildout period for 47 Degrees North (5 years), the project is essentially trying to "cut the line" by getting its traffic in the road system before other approved major developments are completed. 47 Degrees North is essentially proposing to use up road capacity that is already allocated to others. Full buildout of

approved, but not yet completed, developments cannot be ignored. They have legal vested rights to complete their projects and their traffic is vested as well.

The significance is that if the traffic from approved developments is included we are likely to find that the city and UKC road systems are already beyond their max capacity and there is little or no capacity for full buildout of 47 Degrees North without massive investments in infrastructure that will take many years to complete.

2. The Addendum traffic study ignores peak summer weekends (Friday evening through Sunday evening) for mitigation purposes.

Roughly half of 47 Degrees North is an RV resort, a business that will operate at maximum capacity on summer weekends, and the other half is a manufactured home community assumed to have a high percentage of 2nd homes that will be weekend getaways or short-term weekend rentals, again, operating at maximum capacity on summer weekends. Sun's business plan will clearly be to maximize summer weekend occupancy. Yet the traffic report uses weekday evenings as the basis for mitigation.

This is a flawed assumption for assessing impacts. We who live here know the traffic patterns; our businesses and emergency responders know the patterns. On summer weekends our UKC streets are packed and on weekday evenings the streets are largely empty. Irrespective of any comp plan policy, best practices for traffic studies require that mitigations be applied to the impacts of a project whenever that might be. Sun should be required to mitigate the real impacts of its project.

3. It does not appear that Large RV's and travel trailers (oversize vehicles) are fully accounted for in the traffic analysis. It appears they were counted as if they were trips from a typical passenger car. Standard traffic analysis protocol is that oversize vehicles count as more than one passenger vehicle trip because they occupy more space (and time) on the roadway. Given that Sun's RV resort will introduce a very large number of oversize vehicles, improperly accounting for them significantly understates the real traffic impacts from the project.

4. The traffic analysis didn't study the need for road widening on Bullfrog Rd or SR 903 (i.e. a corridor study). The study only looked at intersections. With the large amount of traffic added by 47 Degrees North onto Bullfrog Rd and SR 903, together with the large amount of traffic already drawn to these roads by the school campus, Suncadia, City Heights access, transfer station etc., it is essential to analyze whether these roadway corridors will be over capacity and will need to be widened or lanes added. This is particularly important because of the proposed 47 Degree North arterial connector and the large proposed retail center which will significantly impact traffic flow on SR 903. The fact that this wasn't studied is a major oversight.

5. The traffic analysis of the I-90 Exit 80 ramps is flawed because it does not reflect the gridlock effects from the freeway during peak summer weekend periods. We who live here know that on peak summer weekends traffic backs up past the weigh station onto Bullfrog Rd. often past the Tumble Creek entrance. And that's before adding the additional background from Suncadia, City Heights and other major projects vested and in the pipeline.

The Addendum traffic analysis assumes that adding roundabouts at the exit ramps will make them free flowing. Even assuming it's possible to add roundabouts, they will not make traffic free flowing. During peak summer periods no mitigation at the ramps can be effective until if/when the freeway itself is fixed. Adding the 47 Degree North traffic will simply make peak backups worse, perhaps extending all the way to the Suncadia Trail main entrance or further.

6. There is no analysis of cut through or bypass traffic when the freeway is in gridlock condition. We who live here know that on peak summer weekends significant bypass traffic occurs on Cle Elum 1st and 2nd Streets, SR 903 and Bullfrog Rd. How will the proposed 47 Degrees North collector arterial (connecting SR 903 to Bullfrog Rd.) function during bypass events and how will this affect queues and backups at exit 80?

7. The studies didn't analyze the impact of major congestion on the ability of our emergency responders and law enforcement to respond to accidents and emergencies, nor the impact of congestion on wildfire evacuation. We who live here know that emergency vehicle access is currently a major issue and it can only be expected to worsen. The fact that this wasn't studied is a major oversight. The city committed to looking at emergency evacuation during scoping.

Regardless of the what, who, how, when and how much of upgrading the road network is eventually assigned, it is the role of SEPA to give City decision makers accurate data so that they can make good decisions. The 47 Degree North traffic analysis doesn't do that. It significantly understates congestion on the city and UKC road network both with and without 47 Degrees North and so it is flawed. No further action should be taken until the Addendum traffic analysis is corrected.

Draft Development Agreement

Until the SEPA traffic analysis is updated to correctly reflect expected congestion and impacts no action should be taken on the development agreement because it will be based on flawed data. However, since the Draft agreement is a part of the application materials, I provide my initial comments on the Exhibit D - 47 North Transportation Impact Mitigation Plan.

When reviewing the agreement, I ask the city to think about recent experiences with the City Heights Development Agreement. Many provisions in Development Agreements may seem simple and benign at first but carry interpretations that have impacts far beyond original intents and understandings. Yet they obligate the city to accept responsibilities, costs and risks regardless of the passage of time. The 47 Degree North Development Agreement carries far more significant risks and potential costs for the city than any previous development agreement.

I also ask the city to think about recent experiences on the 1st Street Downtown Revitalization Project, the difficulties and uncertainties of securing funding, the length of time to completion, the uncertainty of cost estimates and unforeseen circumstances that arise. 1st Street is just one project, albeit a very large (and important) one. The 47 Degrees North agreement as written would obligate the City to build 14 or more intersection projects and potential road corridor widening of uncertain scope and cost with little help from Sun Communities.

This draft Development Agreement is clearly very "developer friendly", and a very unfair deal for the city. In many, if not most, jurisdictions in Washington, 47 Degrees North would be a non-starter, and rejected on its face because it doesn't meet concurrency requirements.

Concurrency is a state law which says if roadways are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool.

Even under the current traffic analysis in the Addendum (which understates traffic as we know) much of the city's and UKC's primary road systems will be at failure (gridlock) by 2031 during peak periods, even without 47 Degrees North. When the traffic analysis is updated to include the correct background traffic from Suncadia and City Heights it's likely the entire system will be at failure (gridlock) by 2031. The fact is, there is simply no excess road capacity available for 47 Degrees North in the current system without major improvements. All available capacity has been used up and/or allocated to the other large developments the city and the county have approved.

The road improvements needed to add capacity for 47 Degrees North are massive and system wide. Just looking at intersections in the current traffic study, it shows about 14 intersections in the city and UKC that need to be upgraded. And the traffic report significantly understates what's needed because it only looked at intersections, not at corridors. When corridors are included in the updated traffic analysis it's likely that the total cost to upgrade the road system could easily be well more than $20 million.

With the city facing massive costs for road system expansion, Sun proposes the city allow them to add all of the 47 Degrees North traffic onto the already gridlocked failing road system in exchange for a fee of just $1.0 million and a "loan" of $3.6 million which has to be paid back under uncertain terms (but it definitely has to be paid back). Sun would have no responsibility to make any offsite road improvements anywhere. Simply pay the fee and go. All the responsibility would be passed to the city and the city's taxpayers.

This development agreement as written is a recipe for years of gridlock because most of the road system won't be upgraded for decades because every single intersection and roadway will have to wait on city (or county) funding, band width, priorities and grant availability. The city knows well how grant funding cycles operate, they are lengthy and uncertain and never yield as much as is needed. And as the years go on the cost of road improvements will continue to rise (they always do) but with this agreement Sun's responsibility won't rise. It will be capped at $1.0 million.

My specific comments on the development agreement are:

1. The Recitals (A. thru E.) require the city to accept the results of the flawed traffic analysis. If the DA is signed as written the city will have no future legal recourse to contest the inaccurate traffic studies.

2. The DA should include a "concurrency plan" which restricts the pace of development to actual available capacity in the road system. Mitigation occurs when a project is built, not when a fee is paid. The developer should not be allowed to pay a small fee and add traffic to already failing roads, Development should be tied an actual schedule for building new road capacity, regardless of who is responsible for building it.

Section 3 of the DA contains a clause that appears to exempt 47 Degrees North from WA state concurrency law. This clause should be removed, the DA should contain provisions that specifically tie the pace of development to levels of service and concurrency, not exempt it.

3. The developer's estimates of project costs are very very preliminary and almost certainly understate the true cost of what it will actually take to build projects. None of the road system improvements in the study are on any CIP/TIP list; there are no preliminary design plans, surveys, or engineering cost estimates; there are no studies of utility relocations, soils conditions or ROW acquisition; no studies of number of lanes, lane lengths, impacts on adjacent properties.

The developers' "estimates" are described in their application material as "notional"....in other words, not based on any site-specific real-world data. If the DA is accepted as it's currently written the city will be accepting responsibility for a huge black box of unknown scope, cost or schedule and inevitable cost overruns.

If "fair share payment percentages" are accepted by the city for mitigation, developer fee payments should be tied to the actual final cost of finished projects.

4. There is no provision in the agreement for a traffic monitoring program to correct for errors or inaccurate assumptions in the traffic analysis. A robust monitoring program should be included.

5. As the agreement is currently written, the city would be accepting a fee for improvements to County and WSDOT facilities (Bullfrog Rd and I-90 ramps). Without an Interlocal Agreement the city cannot accept payments or responsibility for improving County and/or WSDOT facilities. But even if the city could, it's not in the city's interest to take responsibility for other jurisdictions. It should be the developer's sole responsibility to negotiate mitigation with the county and WSDOT and any agreements reached with them should be incorporated into this development agreement.

Request

I respectfully request that the city halt this process and require that the traffic studies be redone to correct the serious flaws that have been identified, and that the city review its options under concurrency law and the lengthy time it will take to upgrade the road system to

maintain level of service and that the DA be rewritten or re-negotiated so that the developer accepts an appropriate level of responsibility to include actually constructing improvements, adhering to a concurrency plan and not spinning risk onto the city and taxpayers.

Thanks for the opportunity to make these comments. I will be commenting on other aspects of the 47 Degree North project prior to the conclusion of the public comment period.

--

Tom Uren
103 N E Street
PO Box 908
Roslyn WA 98941
206-947-2566

Virgil Amick

From: thomas uren <tom.uren11@gmail.com>
Sent: Monday, June 26, 2023 2:13 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Development Agreement - Public Comment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you for the opportunity to provide comments on the Sun Communities 47 Degrees North (47°N) Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. This Comment letter discusses the fiscal considerations of the 47°N proposal, specifically the proposed retail center and the importance of sales tax revenue to Sun's project, which is atypical. Note that all of the data I cite below is from the SEIS and/or from the recent SEPA Addendum.

As background, the existing approved Bullfrog Flats plan doesn't include any significant retail component, in fact the existing Development Agreement specifically prohibits significant retail on the Bullfrog Flats property. This is a long standing City Comprehensive Plan policy to protect the existing City Downtown Core and support it as the City's focal point. As a result, most city general fund revenue (almost 70%) projected to come from the current Bullfrog Flats Master Plan is from property taxes. Sales tax revenue (ongoing)[i] is only a small portion of Bullfrog Flats projected tax revenue (about 4%). Net tax revenue (revenue minus expenses) from the Bullfrog Flats plan is projected to be significantly and overwhelmingly positive for the City. The SEIS studies project large revenue surpluses for the city's general fund through at least 2051. This means that the current Bullfrog Flats Master Plan will be a net fiscal positive for the city's unrestricted general fund and will support expansion of a wide range of city services, programs and infrastructure that will benefit the entire city, not just the Bullfrog Flats property.

The Sun 47°N proposal on the other hand, due to its land use structure (Manufactured Homes + RV Resort), generates significantly less property tax revenue than the Bullfrog Flats Plan, and in fact the SEIS and Addendum show its property tax revenue alone won't be enough to cover the city's general fund costs for services to the project (primarily police and fire). In other words from a property tax stand point, not only will 47°N property tax revenues not "grow the pie" and benefit the entire city, it will be a net negative requiring a subsidy from the city's general fund.

To make up the shortfall and make the project work fiscally for the city, 47°N depends heavily on retail sales tax revenue from the proposed new commercial/retail center. The SEPA Addendum projects that retail sales tax revenue (ongoing) primarily from the retail center will be about 35% to 40% of the project's general fund tax revenues after buildout. And the addendum also shows that even with this large assumed retail sales tax component, 47°N still does not generate large net revenue surpluses for the city. After the initial buildout period (which is heavily supported by one time construction tax revenues which are still far less than the Bullfrog Flats plan)

ongoing general fund revenues to the city are only slightly more than break even and actually turn negative after 2030. In short, the SEIS and Addendum documents show that the current Bullfrog Flats Master plan is a big net fiscal winner for the city, while 47°N is at its very best a fiscal breakeven proposition.

This all means that the 47°N fiscal picture is critically dependent on retail sales tax projections from the proposed new Sun commercial/retail center on SR 903. Even small "misses" in retail center tax revenue projections means the city will be in the hole, and large "misses" means the city will face a possible fiscal catastrophe (potential city losses of hundreds of thousands of dollars per year in a worst case scenario).

Sun has proposed the 47°N commercial/retail center to be 25 acres in size with 150,000 sq. ft. of grocery, retail and office uses. To put this in perspective this is very similar, almost identical, in total size and uses to the Entryway commercial center (Safeway, Tribune, Cle Elum Hardware, Warrior's, future Les Schwab, et al) which is also about 25 acres in size, but currently has a bit less than 150,000 sq. ft. of building space). Or another perspective is that the proposed Sun center is actually larger than the City's Downtown Core (22.1 ac.. per the City's comp plan).

We who live here know that even after decades of promotion both the "Safeway" Entryway zone and the Downtown Core still have significant vacant or underutilized space. Sales demand is just not sufficient (yet) to support all of the retail and commercial space currently available. Yet even with this vacant space the SEPA addendum assumes the new Sun 47°N retail center will be 100% occupied and generating maximum sales tax revenue within a roughly 6 year period (2025 - 2031). This is a fiscal assumption for 47°N that is clearly suspect and given the fiscal importance to the city of getting the 47°N fiscal picture right it needs to be critically examined in detail.

The addendum fiscal analysis shows that the new Sun center needs to capture roughly **$36M** in new retail demand per year in order to meet its sales tax revenue projections. And the addendum also shows that the manufactured home/RV component of the project will only generate roughly $2M in new demand per year at buildout. This means that the Sun center needs to capture an additional roughly **$34M in totally new** retail demand and that this new demand has to come from sources outside the city of Cle Elum. If not, retail sales will not be "new" revenue, it will instead move revenue from one part of the city to another, not growing the city's revenue pie as the projections require. The Addendum does not address where all of this $34M in new demand will come from, it simply assumes that it will be there when needed. But if this new demand does not materialize, which is likely, then the city's general fund will be in a big hole because it will cost the city more to serve 47°N than it will get back in tax revenue.

Another related and important unstudied impact of the Sun center is impacts on the City's downtown core. It is a virtual certainty that a new retail center the size and scope of Sun's proposal, requiring $34M in new demand, will have a significant impact on Cle Elum's downtown. We just don't know how much because the addendum didn't address it. At a minimum it can be reasonably anticipated that a significant amount of summer retail traffic from up valley will find it more convenient to stop at the new center and not continue downtown. Shoppers and visitors from Suncadia, Roslyn, Ronald and upper valley will need to drive right past the new Sun center on SR 903 to get to Cle Elum downtown. It's logical to assume that many will just use the more convenient new Sun Center and

not continue downtown, especially during heavy traffic periods. This is a significant real, but not yet quantified, impact on the city's downtown. Avoiding this potential impact is the very reason that the current Bullfrog Flats approval prohibits significant retail.

The City has spent millions of dollars and many years (and will spend many more millions) promoting its downtown (and the 1st Street project) and successfully attracting new businesses and restaurants to make the downtown experience more vibrant. The City has made this huge investment of time, money and effort and they need to know what impact the new Sun center will have on their investment and on legacy businesses. This impact has not been studied and that is a flaw in the Addendum making it inadequate.

To address concerns on fiscal shortfalls Sun has proposed a complicated and extremely staff intensive fiscal monitoring and reimbursement program (Conditions of Approval 80, 81 and 82). But let's be realistic, no developer, let alone a massive publicly traded corporation with unlimited legal resources and shareholder revenues to support, will willingly write the city checks of $300,000 per year or more to make up general fund shortfalls into perpetuity. It is a certainty that Sun's legal and administrative staff will argue every provision, contest every invoice, tie up staff time, and if necessary mobilize its significant legal resources, to change the agreement. A fiscal guarantee program is a reasonable city safety net for a project that is anticipated to be a clear net winner with a remote possibility of shortfalls (like the current Bullfrog Flats Master Plan), but it is an unwieldy and impossible to administer program for a project that is likely to be a consistent net fiscal loser from the beginning.

At least from a fiscal perspective the SEPA data shows that 47°N will be a net fiscal loser, a big long term problem for the city, with the only winner being Sun Communities. I urge the city to reject 47°N, and retain the existing Bullfrog Flats Master Plan approval. Thank you for the opportunity to make these comments.

[i] Two categories of sales tax 1. Construction sales tax or one time sales tax accrues only one time during initial construction of the project and is not recurring and 2. Ongoing sales tax is from the operation of the project and recurs yearly in perpetuity

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Tom Uren
103 N E Street
PO Box 908
Roslyn WA 98941
206-947-2566

Virgil Amick

From: thomas uren <tom.uren11@gmail.com>
Sent: Saturday, June 24, 2023 2:26 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Development Agreement - Public Comment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Re: 47 Degrees North Major Amendment, SEPA Addendum/SEIS and Development Agreement

Thank you for the opportunity to provide comments on the Sun Communities (Sun) 47 Degrees North (47°N) Major Amendment, SEPA Addendum/SEIS and Draft Development Agreement. This comment letter discusses the major inconsistencies between Sun's 47°N proposal and the current approved plan for the Bullfrog Flats property, Development Agreement (DA), PMU zoning and comp plan policies; and the significant discretionary policy changes that will be needed if the city were to approve Sun's request.

Background

The proposed plan for 47°N could quite literally not be more opposite from the current approved Bullfrog Flats plan and the city's current planning vision for the property. The major policy differences are listed in detail below. It's crystal clear the Sun vision for the Bullfrog Flats property is not really an "amendment." It's a completely different plan, a completely different vision of how the Bullfrog Flats property should be developed.

Sun opines that 47°N fits within the provisions of the city's Comprehensive Plan, zoning policies and existing DA. This is just not true as a clear reading of the provisions shows. In essence, what Sun is really requesting are major changes to the city's Comprehensive Plan, zoning policies and a complete rewrite of the existing DA. This is significant because it means that the action before the city is a discretionary choice between two opposing planning visions for the Bullfrog Flats property and how the city meets its GMA obligations. The city has the discretion to choose between the competing visions. It does not have an obligation to choose Sun's vision.

A primary argument that Sun makes is that because 47°N is of similar size and has similar impacts as the current Bullfrog Flats Master Plan it must be approved as a substitute, and it can't reasonably be denied. But that is not true. Major policy reversals, like the ones at issue for 47°N are discretionary. The city can choose its future.

Even if it were assumed for sake of argument that specific technical impacts from 47°N were shown to be identical to, or even less than, impacts from the current approved Bullfrog Flats plan, the city is still not obligated to approve 47°N if the city does not agree with the proposed changes in vision and growth policies. An argument that a massive RV resort has traffic, sewage flow or water use similar to a residential development does not mean the city is obligated to approve the RV resort if the comp plan/DA designates housing. Or approve a huge new retail center if the comp plan/DA calls for a business park. Or a manufactured home park if the comp plan/DA calls for fee simple residential neighborhoods. Those changes are policy changes and the city has the discretionary right to choose its future.

The current Bullfrog Flats master plan, policies and DA were adopted with widespread public input and support as the blueprint for future city expansion. The existing plan still has widespread support, while 47°N has literally no public support. The Bullfrog Flats land use approval was written into the city's comprehensive plan and other long range planning documents, and perhaps more importantly, it was written into a legal contract between the city and the property owner (the DA).

In other words, the city was so seriously committed to having the property developed in accordance with the current approved plan and vision that the city required it to be guaranteed, not just by zoning and land use code, but by contract. Trendwest, the original property owner, agreed and executed that contract. Every subsequent owner of the Bullfrog Flats property to this day has ratified and executed it as well. This includes the current owner, Sun. Sun accepted those contract terms. Now Sun seeks to amend the contract to allow a completely different land use plan and vision. That's fine. Any party to a contract can request contract amendments, but that does not obligate the other party to agree. Approval is discretionary. The city gets to choose.

Major Policy Differences

Here are the major discretionary policy and DA changes the city will need to consider, and agree with, if the 47°N proposal is to be approved:

Housing

- The Bullfrog Flats Master Plan provides for 1,334 housing units. 47°N proposes 707 housing units. This is an almost 50% reduction in housing supply planned for the property. The Bullfrog Flats property is the largest undeveloped UGA left in city limits and it was planned to accommodate future city population growth under GMA for decades into the future. A housing supply reduction of the magnitude proposed by 47°N will require the city to make up for this loss of housing capacity to accommodate future population growth in some other way: by increased density in other parts of the city, redevelopment, further UGA expansion (if possible), or other means. This is a major policy decision that will affect other parts of the city.

- Related to this first point: The Bullfrog Flats housing supply was anticipated to accommodate 20 to 30 years of normal city growth, while Sun projects that the 47°N housing supply will be gone in five years, presumably because of new and different types

of buyers that Sun will attract for its housing. If 47°N is approved how will the city then accommodate its expected long term city growth,10, 15, 20 years from now? Growth won't stop when Sun's project is completed.

- The Bullfrog Flats approval primarily reserved its property for housing (as noted above) to assure a 20 to 30 year housing supply. During the original planning deliberations that brought the property into the UGA, land uses other than housing on the site were considered, and rejected by the city. This included an analysis of an RV Park on the site. This use was specifically rejected and prohibited by the DA. Now Sun proposes to revisit that decision, reverse it, and use up almost half of the valuable Bullfrog UGA for a private RV Resort. This reversal is discretionary. It is a major land use policy decision that the city must consider.

- The Bullfrog Flats approval envisions and encourages neighborhoods with a wide range of housing and ownership choices to appeal to a wide range of incomes and ages. Specifically enumerated are single family small lot detached, multi-family (apartments and condos), ADU housing, cluster housing, townhomes, cottages, apartments, mixed use residential and studios. Written into the approvals was a specific desire to promote fee simple ownership.

The 47°N proposal basically provides only two housing types, single family detached and multi-family, and they are not integrated together into a mixed use community, they are located in separate neighborhoods. None, not a single one, of the 47°N housing choices will include fee simple ownership. Sun will be the project's landlord in perpetuity. In many ways it will really function as one large apartment complex. It's hard to imagine a more diametrically opposed concept to the current city vision for the property. This is a major policy change the city must carefully consider.

Public vs. Private

- The Bullfrog Flats approval specifies public ownership of roads, utilities and recreational opportunities/amenities. It specifically envisions public access and recreation opportunities for the wider community and all city residents. This was a major reason for approving the plan. The 47°N proposal flips this vision, it is entirely a private community with restricted access for the general public. Some public recreation opportunities will remain but the largest most significant recreation amenities in the project (the RV resort, Clubhouse and pocket parks) will be entirely private and unavailable to all city residents. This is a major policy change the city must consider.

- The Bullfrog Flats approval (and CMC Title 16) requires primarily publically owned infrastructure (roads, water, sewer) in accordance with the standard city development policies. The 47°N proposal is the opposite; all roads and utilities will be private. No resident of 47°N would have an account with, or pay utility bills, to the city. Rather, Sun proposes to operate 47°N as a private, for profit utility, charging individual residents at its own discretion. The city's role would be bulk water supply and sewage treatment under a single master contract with Sun. None of the private roads are proposed to be built to city standards. It is not reported what standards Sun proposes for water and sewer systems.

This new utility would become the city's largest single customer (by far), yet neither the application nor the SEIS explores the ramifications of this change either fiscally or regulatorily. Will the city be required to be the guarantor of the new utility if Sun, or a successor, can't perform at some point in the future? Typically state regulators require some guarantee of this type. What other risks or liabilities may the city be inadvertently taking on? Allowing, essentially sponsoring, the formation of a new private utility within the city's UGA/service area roughly the same size as the city's existing utility is a major policy change the city must carefully consider.

Retail/Commercial

- The city's existing policies and the existing DA specifically prohibit retail uses on the Bullfrog Flats site (except for a small amount of convenience retail/deli to serve the business park). No retail component was approved in the Bullfrog Flats master plan. This prohibition was included specifically to implement city comprehensive plan policies designating and supporting downtown Cle Elum as the city's retail and commercial focal point.

47°N proposes the opposite. They propose a new 25 acre retail/commercial center with 150,000 sq. ft. of space, about as large as the city's downtown core and with similar proposed uses. The new Sun retail center would clearly compete for business with the downtown core, a clear conflict with the city's comprehensive plan and policies. This is a major policy change the city must carefully consider.

Employment/Business Park

- The Bullfrog Flats master plan included a 75 acre Business/Light Industrial Park for the express purpose of growing good paying living wage jobs in Cle Elum. Employment and job creation was/is a critical element of the Bullfrog Flats master plan. Various provisions of the Bullfrog Flats plan/DA require the developer to promote job creation and incentivize using local trades for housing construction. The SEIS estimates that the Bullfrog Flats plan would create almost 4,000 jobs for Cle Elum (2,000 construction jobs thru buildout (30 years) and 1,900 permanent jobs).

Relative to jobs and employment, 47°N is effectively the opposite. The Sun proposal would eliminate the Business/Light Industrial Park. And a side effect of reducing the amount of housing on the site by almost half and replacing stick built housing with manufactured homes from out of region is to severely reduce jobs for local trades. The SEIS estimates that 47°N would reduce the number of jobs created on the Bullfrog Flats property by almost 75%, only 1,000 jobs would be created (600 construction jobs thru buildout (5 years) and 400 permanent jobs). The permanent jobs created would be primarily lower paying retail, maintenance and caretaker jobs. The SEIS estimates that the large new RV Resort would only generate 30 to 35 new full time jobs. This stark change of vision on employment policy is a major change the city must carefully consider.

To summarize, the Sun application attempts to downplay the magnitude of the change of direction and policy that the city must accept to approve 47°N. They use artful choices of words to try to show that the proposal is a simple amendment that can be accommodated easily by the existing Bullfrog Flats approvals with little change. Nothing could be farther from the truth. No two proposals could be farther apart in their goals and aspirations. Literally opposite ends of the spectrum.

To approve the 47°N proposal, the city will need to reverse major long standing land use policies and visions for long term growth. Of course the city has every right to review these policies, but it also has the discretionary right to reject major policy changes without threat or fear of legal retaliation. I urge the city to reject these major policy changes, reject 47°N, and retain existing land use policies for the city and Bullfrog Flats. These policies still make sense for the long term growth of Cle Elum and UKC. The city can choose its future.

Thank you for the opportunity to make these comments. I may be commenting on other aspects of the 47°N project prior to the conclusion of the public comment period.

-

Tom Uren
103 N E Street
PO Box 908
Roslyn WA 98941
206-947-2566

Virgil Amick

From: Thomas Ward <tjfairlane@comcast.net>
Sent: Monday, June 26, 2023 7:59 PM
To: Planning
Cc: Thomas Ward
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Cle Elum Mayor Jay McGowan and Council Members -

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.
The proposed manufactured home / RV community will result in negative impacts due to:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles. I am a resident of Ronald, WA. When we had the Jolly Mountain Fire, we were told to leave our home at Midnight due to the potential fire jumping Highway 903. Since there is one road in and out of our home, and the impact of 47 Degrees North on Bullfrog from this will absolutely cause grid lock our roads for getting out of area in an emergency situation. This is unacceptable.

- 47 Degrees North will decreased the level of service for medical services. Since we currently only have 1 Medical Doctor and a few Physician Assistants, currently it is a long wait to get a medical appointments for residents. The current Urgent Care will be greatly impacted. Until Upper County figures out there Medical Services, adding the impact of 47 Degrees North, Bullfrog is unacceptable.

- With added impact of 47 Degrees North, this will decreased the level of service for police and fire protection This is unacceptable.

- Grocery Shopping ~ As a full time resident of Upper County, (Ronald), grocery shopping is a joke at the Safeway store in Cle Elum. With our current amount of tourism, which already overwhelms Safeway, I have to be sure to try to get my groceries prior to any week-end in the Summer/Winter. If you go to the store on a Sunday or Monday, the shelves are empty. If you go on a Thursday or Friday, the store is packed with week-

end campers/short term rentals, I have yet been able to figure out what a good day is to shop at Safeway in Cle Elum. It is the first time in my life when I make a grocery list, go to Safeway, and the shelves are so empty, I cannot complete my shopping. I have to be very particular if I am going to a party and offer to bring something, and the store is out of what I need. For example, I offered to bring a fruit tray one day to a party, went to Safeway, out of most fruits and what was left was in very sad condition. Why do I need to drive 1.5 hours round trip to Ellensburg to shop for groceries, when I should be able to drive to Safeway in Cle Elum and support local?

I don't believe the City of Cle Elum, has really thought this whole process out, and the impact it has on it's full time residents in Cle Elum and the surrounding areas.

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Thoams Ward
170 Ponderosa Lane
Ronald, WA 98940
206-963-0349

Name: Thomas W Willette

Address: 901 East 1st St
Cle Elum WA 98922

Email: workuntilyoudrop@yahoo.com

Phone: 509 674 9360

Date: 5/29/23

RECEIVED
MAY 30 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city. forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits. forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

T W Willette

Signature

Tiffany D. Christman
815 Lincoln Ave.
South Cle Elum, WA 98943

June 22, 2023

City of Cle Elum - Planning Department, Mayor, and City Council members

A quick internet search will reflect mayoral responsibilities as, "The mayor is the chief executive officer of the city. In this role, the mayor is responsible for the general welfare of its citizens and the city." Of course, the roles and responsibilities of a mayor are a bit more complex that this single statement however the premise of the overall general welfare for its citizens and the city remains true.

I am writing to each of you today to implore you to take into consideration the general welfare of the citizens, the city of Cle Elum, surrounding communities and future area residents when reviewing the application received from Sun Communities for the 47° North Development. I am confident the City of Cle Elum will receive many letters expressing concerns and not in support of the 47° North proposed application from Sun Communities. Many concerned citizens of this county and myself, have been working endlessly to raise awareness to the impact of this proposed development and as of June 20 City Hall has received over 1,000 letters opposing this obnoxious community killing development proposal. I can tell you aside from one man assuring me that Cle Elum would get a new grocery store and a man living in Alaska with Cle Elum ties, *not a single person I have encountered is in support of this proposed REIT development*. Very concerned citizens, myself included, have talked to literally hundreds of people about this proposed development. These people have sought us out at various community events, making a bee line to a table where they are able to sign a letter in opposition to this community killing development. I commend every individual that takes time out of their day to submit a unique response and those that may utilize a template that aligns with their objection to this specific proposed development.

Concerned citizen volunteers have sacrificed hours of their personal time to set up at various venues and local establishments and have received:

- 133 signatures at Easton Memorial Day Parade
- 104 signatures at Roads of Wonder Community Garage Sale
- 100+ signatures at local coffee shop from locals and those that frequently travel to or through Cle Elum
- 100+ signatures from Cle Elum and Roslyn Eagles guests and members
- 170+ signatures at Roslyn Market
- 100+ signatures from sidewalk surfing and patrons and employees of businesses in Roslyn

A little background about REITs – Real Estate Investment Trusts

REITs were created when President Eisenhower signs into law the REIT Act title contained in the Cigar Excise Tax Extension of 1960. REITs were created by Congress in order to give all investors the opportunity to invest in large-scale, diversified portfolios of income-producing real estate. REITs are required by law to distribute at least 90% of their taxable income to shareholders annually in the form of dividends. REITs reliable income is derived from rents paid to the owners of the property whose tenants often sign leases for long periods of time, or from interest payments from the financing of these properties.

REITs operate along a straightforward and easily understandable business model: *By increasing property occupancy rates and rents over time, higher levels of income may be produced. The* 47° North *development proposal Sun Communities business model will attract transient visitors through short term manufactured home rentals and rv parking/hookups and will also include some home ownership on leased land. Sun has not clear on the distribution of manufactured housing for long term versus short term rentals.*

Another brief internet search will reflect Sun Communities major shareholders are:

Vanguard, Cohen and Steers Capital Management, SSgA Funds Management, Principal Global Investors LLC, JPMorgan Investment Management, BlackRock Fund Advisors, Centerbridge Partners LP, Capital Research and Management Co, CenterSquare Investment Management LLC and Principal Real Estate Investors LLC holding 45%+ of Sun Communities Inc. shares. These funds, investments and others will be chasing profits, with stars in their eyes, off the backs of residents and taxpayers of Kittitas County the very moment should construction ever begin.

I ask you this honorable mayor, city council and planning committee can you answer how any of the investment and funds above care about the general welfare of the City of Cle Elum and that of our surrounding communities? I understand growth in our community is inevitable, but it is your responsibility to take into consideration the general welfare of the city and its residents. Allowing a development of the scale and magnitude of 47° North, with the sole premise of filling the pocketbooks of shareholders is not what I would consider taking the general welfare of the city of Cle Elum and its neighbors into consideration. If approved, the 47° N resort will be on many Sun Communities Inc. charts and reports for years to come striving for those double-digit returns.

Anyone, other than the shareholder, taking just a small block of time can easily learn how REITs operate. Landlords can be rapacious creatures, but this new breed of private-equity landlord has proved itself to be particularly so, many experts say. That is partly because of the imperative for growth: Private-equity firms chase double-digit returns within 10 years. To get that, they need credit: The more borrowed, the higher the returns.

"What is really dangerous to tenants and communities is the full integration of housing within financial markets," says Maya Abood, who wrote her graduate thesis at the Massachusetts Institute of Technology on the single-family-rental industry. "Because of the way our financial markets are structured, stockholders expect ever-increasing returns. All of this creates so much pressure on the companies that even if they wanted to do the right thing, which there's no evidence that they do, all of the entanglements lead to an incentive of not investing in maintenance, transferring all the costs onto tenants, constantly raising rents. Even little, tiny nickel-and-diming, if it's done across your entire portfolio, like little fees here and there — you can model those, you can predict those. And then that can be a huge revenue source." I have included the MIT Study - SECURITIZING SUBURBIA: THE FINANCIALIZATION OF SINGLE-FAMILY RENTAL HOUSING AND THE NEED TO REDEFINE "RISK" and respectfully ask that this document be printed in its entirety be included with my public comment. While this study may not completely represent Sun Communities Inc business model; much of the information is truly relevant to a community that has experienced significant growth in recent years with no expectation that this trend will change in the immediate future. The mere fact that Sun Communities will be renting the land throughout their ownership duration, it is important to understand any similarities, impact to housing availability, housing affordability and impact to those living within the Sun community and beyond.

"Neighborhoods that were formerly ownership neighborhoods that were one of the few ways that working-class families and communities of color could build wealth and gain stability are being slowly, or not so slowly, turned into renter communities, and not renter communities owned by mom-and-pop landlords but by some of the biggest private-equity firms in the world," says Peter Kuhns, the former Los Angeles director of the activist group Alliance of Californians for Community Empowerment.

Honorable mayor and city council, this proposed development is complex business model that will place unnecessary financial tax burden on residents in Cle Elum and surrounding communities within Upper Kittitas County.

In addition to my concern for lack of land ownership, the remaining part of Sun Communities proposed development will be strictly geared to a tourism economy. Tourism economies bring their own negative impact to communities: over usage of water, environmental pollution, large carbon footprint contributing to climate change, and displacement of locals resulting in degradation of the local economy, culture, and community.

Back to the general welfare of the city...

Taking into consideration the REIT practices, REIT benefactors and the extremely outdated infrastructure to the City of Cle Elum, surrounding communities, the Upper Kittitas County area the Sun Communities proposed development will provide absolutely no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the Sun Communities.

- How will this specific development coupled with aged and failing infrastructure enhance Cle Elum and the surrounding area? Local taxpayers and citizens will be nickeled and dimed no differently than those consuming the Sun Communities Inc products. Rest assured each item Sun Communities will market and sell is no different than a product sitting on a shelf.
- Is the city prepared to step up to support the victims of the predatory REIT system? Attorneys and nonprofits will be needed to support many, and often those with limited income, to seek resolution which often may involve not losing their home. Sun Communities has deep pockets and their duty, by law, is to assure their shareholders are compensated.
- Does our community need another resort paired with limited, restrictive, and ever-increasing incremental fee-based housing?
- What will happen, over time, when upkeep and maintenance expenses surpass profits and Sun Communities dumps the property? A beautiful piece of land will be raped of natural resources, littered with concrete slabs holding structures with a limited 'shelf life' and would incur an outlandish expense to remove or tear down structures.

Honorable mayor and city council, I beseech each of you to reflect on the concerns of every citizen submitting commentary and do the needful to preserve responsible growth and development of this unique area we all so deeply love.

I implore the City Council to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tiffany D Christman

Please print and include:

SECURITIZING SUBURBIA: THE FINANCIALIZATION OF SINGLE-FAMILY RENTAL HOUSING AND THE NEED TO REDEFINE "RISK"

June 26th, 2023

To: Cle Elum Planning

Re: 47° North

Just Don't DO IT!

Let's take this opportunity, with a united front from our community, to explore creative ways to bring responsible growth & development.

Attachments:

- Home ownership & the "American Dream" are crushed by Real Estate Investment Trusts
- Ten actions cities can take to improve Housing Affordability

prior submissions focused on REIT impacts & Washington Housing Trust

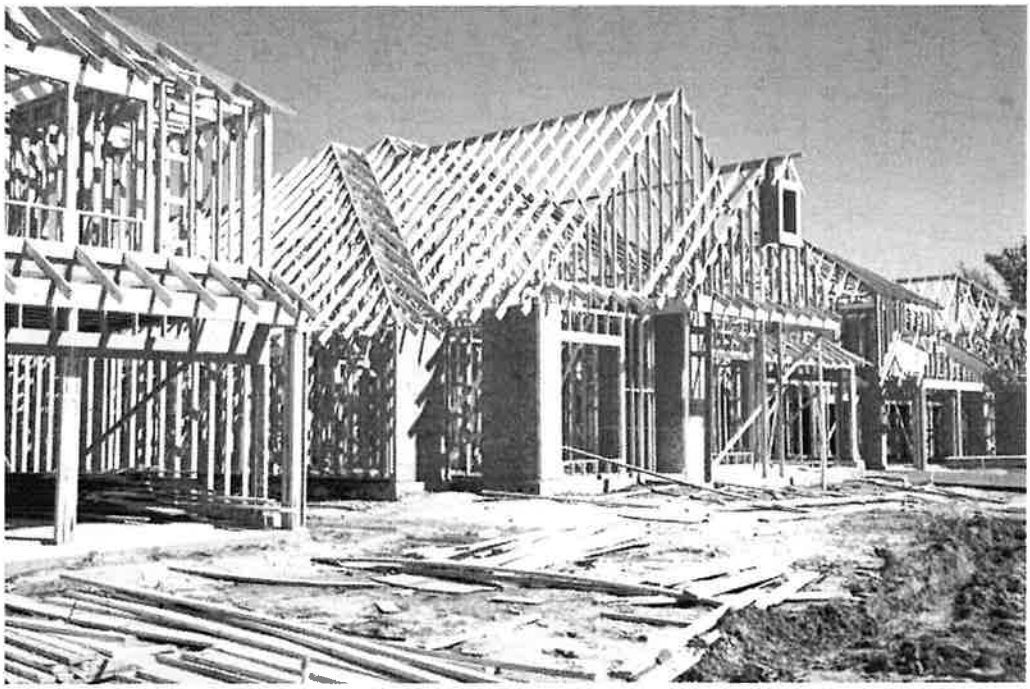
Tiffany Christman
815 Lincoln Ave
South Cle Elum, WA
98943

Commentary

Home ownership and the "American Dream" are crushed by Real Estate Investment Trusts

Rob Mitchell

August 22, 2022 6:59 am



Home ownership is key to generational wealth, but Real Estate Investment Trusts profiting in Middle Tennessee's low-income neighborhoods raise barriers to owning. (Photo: Getty Images)

A big economic division between renters and homeowners is apparent when looking at net worth: For homeowners, the median net worth of $231,400 is about 44 times the median net worth of renters, which is $5,200.

Dr. Ken Chilton of Tennessee State University has studied the impact of Real Estate Investment Trusts on the housing market and how they are likely to rob families of the generational wealth created by home ownership. He coined the phrase "equity mining". For every family that rents from a REIT, $226,200 of family wealth is shifted to investors away from families. This creates a permanent underclass of poor who can become dependent upon the state to help them survive.

Across the United States, the decline of affordable housing has transformed the lives of the poor. Many poor families who are renting today receive no housing assistance and reside in the private rental market, where over half spend at least 50% of their income on housing costs and a quarter spend over 70% on them.

Increasing rent burden among low-income families directly contributes to their economic hardship and is a source of residential insecurity and homelessness. But sociologists have yet to identify the basic sources of the affordable housing crisis or to fully articulate the inner workings of rental markets. Conspicuously absent from most accounts of neighborhood dynamics or inequality are landlords and increasingly corporate interests via REITs, who play a vitally important role in the lives of low-income families.

In Rutherford County, nearly 10% of all residential units are owned by REITs.

Dr. Ken Chilton of Tennessee State University has studied the impact of Real Estate Investment Trusts on the housing market and how they are likely to rob families of the generational wealth created by home ownership. He coined the phrase "equity mining". For every family that rents from a REIT, $226,200 of family wealth is shifted to investors away from families.

Tenant exploitation (overcharging renters relative to the market value of their home) and landlord profit margins vary. However, their impact on the housing market is very real. Because the acquisition of property by REITs in low-income neighborhoods is relatively affordable, the renters in those neighborhoods easily become "exploited consumers."

Landlords operating in those neighborhoods also enjoy higher profits, owing to significantly lower mortgage and tax burdens but not significantly lower rents. This demonstrates how the market strategies and profit motivation of REITs contribute to high rent burdens in low-income neighborhoods.

The drive to maximize profits also contributes to a lack of inventory for families who may wish to own their home rather than rent. The lack of inventory causes a scarcity which drives up prices making it problematic to enter the home buying market.

We are witnessing a type of "social engineering". Many politicians may view this as an opportunity to continue to remain in power. Regardless of their words and how much they lament the situations we must judge our elected leaders by their deeds or lack thereof to address this growing issue. Homeownership leads to prosperity and creates the generational wealth necessary for future generations to realize the American dream.

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Bipartisan Policy Center

Ten Actions Cities Can Take to Improve Housing Affordability

By Owen Minott, Julia Selby

Aug 10, 2022

SHARE

Housing unaffordability, rooted in an acute shortage of homes both for rent and sale, is a severe problem *across the nation* [https://bipartisanpolicy.org/blog/which-metro-areas-are-seeing-rising-rents-and-home-prices-all-of-them/], affecting red states and blue states, small cities and major metropolitan areas alike. Fortunately, city governments have a great deal of influence over housing costs, with many policy levers at their disposal to increase the supply of homes and improve housing affordability. Below are ten steps local leaders can take to help constituents who are contending with high housing costs.

1. Legalize more apartment units

Many American cities make it illegal to build anything other than a single-family, detached home on over *75%* [https://www.nytimes.com/interactive/2019/06/18/upshot/cities-across-america-question-single-family-zoning.html?mtrref=undefined&assetType=REGIWALL] of land zoned for residential use, severely restricting efforts to increase the *supply of affordable housing* [https://bipartisanpolicy.org/blog/a-primer-on-the-nations-housing-supply-crisis/]. Often, higher-income neighborhoods are disproportionately zoned for single-family homes, preventing low- and middle-income

4

families from living in communities with more economic opportunities. While rolling back single-family zoning is one of the highest profile policies proposed to enhance affordability, *early evidence from Minneapolis* [https://www.bloomberg.com/news/articles/2022-05-24/the-limits-of-ending-single-family-zoning], which eliminated single-family zoning, indicates that such measures alone are not sufficient. Cities can also *address other potentially restrictive policies* [https://bipartisanpolicy.org/explainer/what-are-zoning-and-land-use-regulations-and-how-do-they-affect-housing-supply/], including minimum lot size requirements, density limits, and prohibitions against mixed-use developments (apartments in commercial zones) to more quickly build affordable housing at scale.

2. Legalize accessory dwelling units

Accessory dwelling units (ADUs) are independent residences located on the same lot as a single-family house, often in basements or above garages. ADUs are typically affordable units that diversify a city's housing stock and make more efficient use of already-existing homes. ADUs can be a win-win for tenants and property owners, providing affordable rental units as well as benefits to homeowners—including generating income from an existing asset and adding flexibility in family living arrangements. Cities such as *Seattle, WA* [https://seattle.legistar.com/View.ashx?M=F&ID=7332825&GUID=E1055D33-C4B8-43A7-8533-BC0467C83CB2], *Princeton, N.J.* [https://www.nytimes.com/2021/12/10/realestate/the-adu-experiment.html], and *Washington, D.C.* [https://ggwash.org/view/65326/you-can-now-build-an-accessory-apartment-in-dc-to-make-some-money-heres-a-step-by-step-guide], have already relaxed zoning ordinances to allow for more ADUs. Los Angeles recently announced a *city-wide ADU plan* [https://www.lamayor.org/mayor-garcetti-announces-launch-adu-standard-plan-program] as a tool to combat its affordable housing crisis.

3. Eliminate or reduce parking requirements

Cities often require new buildings in a designated zone to have a certain number of designated parking spaces based on projected occupancy. *Research has made clear* [https://www.researchgate.net/publication/235359727_The_High_Cost_of_Free_Parking] that parking is very frequently oversupplied, with one *study* [http://yourdowntowndarie

n.com/wp-content/uploads/2015/07/Parking-study-from-UCONN.pdf] of six New England municipal centers, for example, finding the mandated amount of parking was, on average, two-and-a-half times more than demand at peak times. Parking minimums are also costly; building a single parking space adds an average of *$50,000* [https://www.gao.gov/assets/gao-18-637.pdf] in costs per housing unit in some metropolitan areas—and much more in others—with underground parking being particularly expensive. *Dozens of cities* [https://www.strongtowns.org/parking#:~:text=Parking%20minimums%20are%20local%20laws,are%20built%20and%20laid%20out.] have reduced or eliminated parking minimums with positive results. For example, *one study* [https://escholarship.org/uc/item/1qr84990] found that eliminating parking minimums in Los Angeles led developers to build more homes and convert old buildings into housing, helping to stimulate neighborhood revitalization.

4. More quickly and predictably approve developments that meet zoning laws

Even when zoning allows for more affordable apartments, getting new projects approved is often slow, costly, and unpredictable. Many projects require discretionary approvals, meaning local planning commissions and boards can reject proposed projects even if they meet zoning requirements. While community input is essential, the loudest voices are often existing *homeowners* [https://sites.bu.edu/kleinstein/files/2017/09/EinsteinPalmerGlick_ZoningPartic.pdf] in the area opposed to new development and are wealthier than the beneficiaries of new housing. When commissions do approve projects, regulatory delays and uncertainty can still increase the costs of developing new housing—costs that are passed on to residents and discourage development. Establishing *by-right development processes* [https://housingtoolkit.nmhc.org/wp-content/uploads/2019/04/F2_NMHC_PDF-Sections_Tools_By-Right-Dev_PG-63-TO-73.pdf] and more predictable permitting processes can increase the supply of affordable housing by ensuring buildings that meet zoning laws are approved and drive down housing costs associated with delays.

5. Build more affordable housing near transit

Low-income families in cities disproportionately rely on public transit to access jobs

and other travel needs. Yet housing near transit tends to be more expensive, forcing low-income families to either pay high rents or live far from accessible transit, potentially spending their limited resources on owning a car. Increasing the supply of affordable housing near transit can reduce the cost of living for low-income families by reducing their transportation costs—often the *second-largest* [https://www.huduser.gov/portal/pdredge/pdr_edge_research_071414.html] annual expense for families after housing—and better connect families to jobs and economic opportunities. Cities should use every tool in their toolbox to spur affordable housing in transit-rich-neighborhoods, including upzoning, better harmonizing housing and transit planning, and prioritizing housing construction subsidies for developments with transit access. Transit agencies can also utilize the *real estate they own* [https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2021/09/30/transit-agencies-lease-real-estate-to-generate-much-needed-cash] in innovative ways to build well-placed housing. For example, the Washington Metropolitan Area Transit Authority recently partnered with Amazon to develop *1,000 affordable units* [https://www.wmata.com/about/news/Amazon-Metro-Affordable-Housing-Initiative.cfm] at Metro stations.

6. Establish and expand affordable housing trust funds

Cities do not need to rely solely on federal and state financing to overcome the expensive upfront costs of development; they can establish their own affordable *housing trust funds* [https://ggwash.org/view/80343/what-is-the-housing-production-trust-fund-anyway], like those that exist in *Los Angeles* [https://reports.nlihc.org/rental-programs/catalog/los-angeles-affordable-housing-trust-fund#:~:text=The%20Los%20Angeles%20Affordable%20Housing,of%20public%20and%20private%20financing.], Seattle, *Philadelphia* [https://www.phila.gov/media/20200329084134/Philadelphia-Housing-Trust-Fund-Report-2018-2019.pdf], and Washington, D.C.—as well as many counties and states. A housing production trust fund is a source of funds designated to finance production and preservation of affordable housing, providing additional gap financing in addition to other sources like the Low-Income Housing Tax Credit and private subsidies. Some cities, such as *Albuquerque* [https://www.phila.gov/media/20200329084134/Philadelphia-Housing-Trust-Fund-Report-2018-2019.pdf], have capitalized their housing trust funds through voter bond measures. While their exact structures and processes vary, the results are promising and worthy of consideration. In Washington, D.C., the Housing Production Trust Fund has produced *over 6,000 affordable units* [htt

ps://dhcd.dc.gov/page/housing-production-trust-fund] since 2015.

7. Improve housing voucher programs

Thousands of public housing authorities (PHAs) across the country administer Housing Choice Vouchers, which help low-income renters afford housing payments. Housing vouchers effectively reduce housing instability and allow low-income households to afford units in higher-opportunity neighborhoods. However, the program's success is *restrained* [https://www.huduser.gov/portal/pdredge/pdr-edge-research-052819.html] by landlords unwilling to accept vouchers as payment, with acceptance rates of vouchers declining—and reaching especially low levels in low-poverty areas. Evidence suggests that high denial rates are due to a combination of landlord *discrimination* [https://www.bostonfed.org/news-and-events/news/2019/08/housing-assistance-vouchers.aspx] against voucher holders as well as *legitimate challenges* [https://www.hud.gov/sites/dfiles/PIH/documents/ListeningForumsPublicSummary012320.pdf] working with PHAs—including the time-consuming inspection process. PHAs can improve landlords' experience with the Housing Choice Voucher program by having dedicated landlord liaisons, customer service hotlines, and workshops for participating landlords. *Marin County, CA* [https://www.huduser.gov/portal/periodicals/em/winter19/highlight3.html] started offering security deposits, damage protection, and vacancy loss coverage, which increased leases for voucher holders. Similarly, the PHA in *Cambridge, MA* [https://www.huduser.gov/portal/periodicals/em/winter19/highlight3.html] offers damage and vacancy payments for landlords who lease to voucher holders and conducts landlord surveys to improve landlord service satisfaction.

8. Maintain and establish emergency rental assistance programs

During the COVID-19 crisis, Congress provided $46 billion for emergency rental and utility assistance programs to prevent evictions and help low-income renters sustain financial shocks caused by the pandemic. The program—along with other emergency measures—helped prevent *1.36 million eviction filings* [https://evictionlab.org/us-eviction-filing-patterns-2021/], by one estimate. While most of this funding has been distributed, local governments can build on this success and maintain local emergency

8

rental assistance programs, leveraging institutional capacity developed during the pandemic. For example, San Antonio, TX assisted more than *56,000 households* [https://www.expressnews.com/news/local/article/San-Antonio-emergency-housing-assistance-16813723.php] with federal emergency assistance funds during the pandemic and will fund a new emergency rental assistance program at a smaller scale without federal funds, helping low-income households weather temporary hardships unrelated to COVID-19 and ensuring families stay stably housed until they regain their financial security. Even as the economy recovers from the pandemic, many low-income Americans will continue to be vulnerable to financial shocks as the high cost of rent outpaces wage growth.

9. Inventory and allocate public land for affordable housing

As a first step toward maximizing the use of public land and resources, a *2016 BPC report* [https://bipartisanpolicy.org/download/?file=/wp-content/uploads/2019/03/BPC-New-Infrastructure-Model.pdf] recommended that local governments develop a complete list of all assets owned, including vacant land and underutilized real estate. For example, a *2016 audit* [https://comptroller.nyc.gov/reports/audit-report-on-the-development-of-city-owned-vacant-lots-by-the-new-york-city-department-of-housing-preservation-and-development/] in New York City found more than 1,000 vacant lots owned by the city, many of which had been sitting idle for decades. Atlanta's Public Land Advisory Council oversaw an asset mapping effort in 2021 that identified *2,023 parcels* [https://saportareport.com/wp-content/uploads/2022/02/PlansforVacantPubliclyCont.pdf] of land suitable for affordable housing projects. Once surplus land is identified, cities can *sell or lease* [https://www.theurbanist.org/2018/09/28/disposition-policy-lets-put-underused-public-land-to-use-as-affordable-housing/] it at a reduced cost—or donate it—to offset the high cost of land and build more affordable housing. Montgomery County, MD, King County, WA, and Washington, D.C., have all *instituted policies* [https://localhousingsolutions.org/housing-policy-library/use-of-publicly-owned-property-for-affordable-housing/] encouraging low-income housing development on public land.

10. Support community land trusts

Community land trusts (CLTs) are nonprofit organizations governed by boards of residents and public representatives that act as stewards of land for affordable housing. Land is bought and maintained by the nonprofit organization, which sells homes that sit on the land to occupants—*splitting the ownership* [https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2022/05/25/cities-back-community-land-trusts-to-protect-affordable-housing] of the land value and the home value so that occupants pay less for homeownership. Nonprofit stewards hold land in a trust in perpetuity in order to *preserve affordability* [https://www.nlc.org/wp-content/uploads/2021/08/Community-Land-Trusts_A-Guide-for-Local-Governments_Report-1.pdf] even when market rates rise sharply, permanently preventing developers from purchasing land for expensive units. Cities can support CLTs by providing financing, property tax exemptions, and technical assistance. There are *hundreds* [https://centerforneweconomics.org/apply/community-land-trust-program/directory/] of CLTs across the country, which have a record of empowering households—especially low-income *families of color* [https://housingmatters.urban.org/articles/how-community-land-trusts-can-advance-racial-and-economic-justice]—to build wealth.

Conclusion

Tackling the affordable housing crisis will require an all-hands-on-deck approach at the federal, state, and local levels. Some of the actions highlighted in this blog can be carried out at the state level, a more efficient process than instituting reforms city by city. Nevertheless, cities should not hesitate to do everything in their power to address the urgent need for more affordable housing—as soon as possible. No single policy can serve as a silver bullet to sufficiently improve affordability, and cities will need a comprehensive approach including a slate of policy solutions to have a meaningful impact.

Support Research Like This

With your support, BPC can continue to fund important research like this by combining the best ideas from both parties to promote health, security, and opportunity for all Americans.

Tiffany D. Christman
815 Lincoln Ave.
South Cle Elum, WA 98943

June 26, 2023

City of Cle Elum - Planning Department, Mayor, and City Council members

I want to take this opportunity during the public comment period to shed light on Sun Communities and how they choose to conduct business. In my letter I will share information from the Town of Granby, Colorado where in 2018 Sun Communities bought land and established a RV Resort called River Run, now known as Sun Outdoors – Rocky Mountains and a manufactured home part called Smith Creek Crossings.

As recent as May 2023 Sun Communities has consumed some time during the Board of Trustees (City Council) meeting(s).

I will try to include as much information in this letter however the documents are quite extensive and complex yet reflect challenges in dealing with a large corporate landowner reselling necessary 'items on a shelf', *water*, for those residing within their property.

May 9th Board of Trustees Meeting – Sun Communities Water Billing Issues consume exactly one hour of town business meeting starting at 5:45 p.m. until 6:45 p.m.

https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/BOT_-_5_9_2023_-_Agenda__Packet.pdf

Pages 5 – 9

MEMO To: Mayor and Board of Trustees From: Ted Cherry, Town Manager Cc: Deb Hess, Town Clerk Date: 5.9.2023 Re: West Service Area Rate Workshop

Summary: The Board of Trustees, at the previous meeting, asked to hold a workshop regarding the West Service Area (WSA) water rates and to address questions that have been brought forward regarding concerns by property owners in the service area.

History: The Town purchased the old Shorefox property for $4,494.406. Subsequently the Town sold a portions of the property to Sun Communities Inc. (Sun) for $6,172,500 between May and Sept. of 2018. Proceeds from the sale paid of all debt of the Town.

Through this sale of property the Town and Sun made an agreement regarding improvements to the property that needed to be made. These improvements included construction of water improvements. The original agreements explained that the Town would eventually take over the ownership and operations of the water system that serves River Run and Smith Creek and includes augmentation ponds, water treatment facilities, and water storage facilities.

During the time of purchase of the property by Sun and the current date there have been a number of amendments to the water services agreement and requests that have been made by Sun and the Town to one another. Through these amendments the provision the Town take over the ownership and operations of the water system have remained intact.

WSA Rate Study: The Town was responsible for undertaking a rate study for the WSA which was paid for by Sun as required in the water agreement. Undertaking the rate study was approved during the October 13, 2020 meeting. Minutes from that meeting can be found at this link.

https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/2020-10-13_BOT_Minutes_Redacted.pdf

(pages 5 – 9 with relevant info)

An original draft of the rate study was discussed by the Board of Trustees at the March 9, 2021 meeting. The link is listed below. The analysis that was presented at that time was based on estimates of water usage and costs provided by Sun. The usage estimated in 2023 by Sun and their engineers were 69,562,125 gallons of water with expenses of $527,900. The Board was not asked, and did not accept, the rate study at that time, but was given the information as an update only. Costs and usage for the final accepted study were both reduced.

https://www.townofgranby.com/index.asp?SEC=45727B30-B97B-4E70-B859-E694BD1CB454&DE=AF891152-5C62-459F-81D7-A6EAFF900053

The 126 page draft rate study at this link: (this information doesn't necessarily need to be printed but should be taken into consideration should the city move forward in a business relationship with Sun Communities Inc.)

https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/DRAFT_WSA_Rate_Study_Report_02172021_for_BOT_Meeting_-_3_9_2021.pdf

The 128 page final rate study at this link: (this information doesn't necessarily need to be printed but should be taken into consideration should the city move forward in a business relationship with Sun Communities Inc.)

https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/WSA_Rate_Study_Report_08182022_(1).pdf

My understanding of the issue from two local residents in Granby: In essence Sun Communities decided to under charge the residents at the manufactured home park for community water that is not metered at an individual lot level. As a result of their decision to under charge, they are raising the water rates of those residing on their property. Sun Communities recommended their residents to proceed to the Town of Granby City Hall to voice their concerns and complaints. During the May 9th Board of Trustees meeting residents from the Sun Communities property took their concerns to the Board of Trustees. No one from Sun Communities was in attendance at the May 9th meeting and the Board of Trustees had to direct the residents back to Sum Communities Inc. See social media screen shot from Rebecca Quesada, a member of Town of Granby Board of Trustees.

Rebecca Quesada

Posts Reels

Rebecca Quesada
May 10 ·

Sun Communities, your lack of presence, showed a tasteless display of care for those who have bought into that community. Very concerning that not one representative in your organization could be in attendance via in person, zoom, or phone at last nights Town of Granby Board meeting? Your absence spoke volumes!
#SunCommunities #riverrunresort
#suncommunitiesgranby #smithcreekcrossing

You and 31 others 17 comments

Like Comment Share

I've included as much pertinent information around this topic from the Town of Granby website. Their Board of Trustees meetings are recorded and available on the town of Granby website.

I implore the City Council to **DENY** this proposed major amendment and seriously reflect on the implications of entering into business with a corporation that their explicit business model and interests is produce profits for their investors.

Respectfully,

Tiffany D Christman

TOWN OF GRANBY

Board of Trustees

__ Consent Agenda
__Resolution or Ordinance
__Citizen Requests
__Public Hearing
__Committee/Staff Reports:
__TOWN CLERK
__FINANCE DIRECTOR
__BUILDINGS AND STREETS
__ECONOMIC DEVELOPMENT
__PUBLIC SAFETY
__RECREATION
__WATER DEPARTMENTS
__MAYOR
__TOWN MANAGER
__TOWN ATTORNEY
__Other
__Executive Session
X__Workshop

MEETING DATE: MAY 9, 2023

TIME OF AGENDA ITEM: 5:45 PM

Agenda Request No. WKSP2

MEETING TO BE HELD AT:
Town Hall, Zero Jasper Avenue
Granby, CO 80446

WKSP 2 – WEST SERVICE AREA WATER / TOWN MANAGER / PUBLIC WORKS DIRECTOR
5:45 PM

MEMO

GRANBY
COLORADO
1905

To: Mayor and Board of Trustees
From: Ted Cherry, Town Manager
Cc: Deb Hess, Town Clerk
Date: 5.9.2023
Re: West Service Area Rate Workshop

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Subsequently the WSA was established by the Board of Trustees on April 27, 2021. The link for that meeting is below.

https://www.townofgranby.com/index.asp?SEC=45727B30-B97B-4E70-B859-E694BD1CB454&DE=B7A1A99A-90CD-49FB-9B34-188AC5826166

The final rate study and ordinance regarding rates was presented to the Board on Sept. 13, 2022. This was precipitated by Sun's application for initial acceptance which, per the water agreement, necessitated having a rate set for the WSA. The rate was set based on the study that used updated costs and usage amounts. The Town, by this time, had enough data to quantify items correctly. The yearly usage was calculated at 9,537,736 gallons, far less than the estimates Sun had provided to the Town in 2021, for the 2023 calendar year. Estimates on costs for operating the service was also reduced to $397,913 once the Town was given access to account information. Increases in operating costs and usage were figured into the study for 2024 through 2026. Information on this can be found at the link below.

https://www.townofgranby.com/index.asp?SEC=3D56153D-DD40-4B2F-9615-414FECAADDA3&DE=17C02D69-9DBD-46B8-9B84-0A87176DF29D

Below is a link to the final WSA study.

https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/WSA_Rate_Study_Report_08182022_(1).pdf

Normal processes have staff analyzing water service areas every year though the budgeting process. Operational costs and usage will continue to change over time. Sun is required, through the water agreement, to cover all the costs involved with operating the system. If costs are not covered by billed rates Sun must pay the Town for the additional costs. If overpayment is received by the Town for usage during the year any extra funds will be used to boost the reserve fund of the WSA and reductions in future rates may be realized.

Sun is billed, per the water agreement, two bills monthly. Smith Creek is charged for 2 meters that feed the entire neighborhood. River Run is charged for 5 meters for the resort portion of operations. Each entity is charged for raw water per the breakdown agreed upon in the water agreement.

The rate set for the service area is $56.46/1,000 gallons of water. Sun has made the decision to pass this cost along to all residents of both communities. The Town, after the water runs through the meters, does not monitor individual meters. The Town does not know what the process is for Sun reading individual meters and what their charges are passed on to their individual residents.

Other Items of Consideration: Sun asked the Town to consider the option of Sun to maintain the water system without the Town's involvement. This happened during the March 9, 2021 Board meeting at the link above. The Town rejected this proposal as the Board believed it was in the best interest, and health, of citizens to maintain Town control. Safety was a large concern of this proposal as Sun would have had outside manager that would not have bene on site full time.

Sun was asked by Town staff, on numerous occasions, if they would consider a flat monthly fee instead of a per 1,000 gallon fee. This was contemplated in all rate studies. This would have made the billing easier and a flat rate could have been set by Sun for its full time residents in Smith Creek and River Run. This was rejected by Sun as they maintained they wanted to be charged on a per 1,000 gallon basis.

The Board should be aware that it is the understanding of staff that prior to the rate being adopted that Sun was charging its full time residents $10/1,000 gallons of water used. The Town did not have any hand in setting this rate. Staff does not understand how Sun came to this number for service as they

were being charged for all staff time during this period. It is the manager's opinion that this was an artificially low rate to charge for water.

The draft rate study that is referenced in March 9, 2021 is an example of how rates could be decreased if there were more users on the system. At this time the town does not have good information on when more users will be added. These would be added with a complete build out of Smith Creek, but the 2nd entrance is needed before this can happen and Sun was made aware of this when the original platting process began for that property. Additionally, the 2nd phase of the resort area would add additional users, and Sun has begun the initial steps of this process, but the Town is not aware of what their timeframe for this area is.

The Town has a revenue sharing agreement in place with Sun for $10,000,000 or 20 years, whichever happens sooner. This is half of the sales tax generated on property. To date the Town has shared back $758,825.81.

It is important to note that the rate study should be revisited yearly for the coming years to ensure accuracy of rates being determined for the system.

Questions regarding the rates that Sun charges to the residents of the properties should be directed to Wadioni Rainwater (Manager Smith Creek), Dave Huber (Manager Sun Communities Outdoor Rocky Mountains), Emerson Prosser (Sun Vice President), or Bill Raffoul (Sun Senior Vice President). Sun Communities can also be contacted via their social media accounts on Linkedin, Facebook, Instagram, and Twitter

Financial: None

Recommendation: Discussion topic only.

TOWN OF GRANBY

Board of Trustees

__ Consent Agenda
__Resolution or Ordinance
__Citizen Requests
__Public Hearing
__Committee/Staff Reports:
__TOWN CLERK
X__FINANCE DIRECTOR
__BUILDINGS AND STREETS
__ECONOMIC DEVELOPMENT
__PUBLIC SAFETY
__RECREATION
__WATER DEPARTMENTS
__MAYOR
__TOWN MANAGER
__TOWN ATTORNEY
__Other
__Executive Session
__Workshop

MEETING DATE: MAY 9, 2023

TIME OF AGENDA ITEM: 6:45 PM

Agenda Request No. 1

MEETING TO BE HELD AT:
Town Hall, Zero Jasper Avenue
Granby, CO 80446

(1) PRESENTATION OF 2022 AUDITED FINANCIAL REPORT / PAUL BACKES, MCMAHAN & ASSOCIATES
6:45 PM

almost a year and a half. As such, she thought that had been ample and reasonable time and since they have not closed, she would move that the Board withdraw the offer.

Krob said, just to clarify, when she said it was signed, it was signed by the Town, but Unicume had never signed it.

O'Flaherty said thank you, that was an important correction she wished to make to the motion. The Town signed the offer. Unicume never countersigned their part of the agreement so they never accepted our offer. It has been a year and a half and therefore she would move that we withdraw. Raible seconded. Roll Call Vote: Tindle said she had to abstain for a conflict of interest; Hardy, yes; Raible, yes; O'Flaherty, yes; Shaw, yes.

O'Flaherty said, related to that, there was another agreement which was a development agreement between the Town of Granby and Unicume Colorado, LLC. She would make a motion that we withdraw the proposed development agreement associated with the project, again it has been over a year and a half, since Unicume failed to sign this agreement. In the interim, they made a counteroffer. The Town does not accept the terms of this counteroffer. Therefore, she would move to withdraw the proposed development agreement. Hardy seconded. Roll Call Vote: Tindle said she had to abstain for a conflict of interest; Hardy, yes; Raible, yes; O'Flaherty, yes; Shaw, yes.

O'Flaherty said lastly, we have a contract to buy and sell real estate that was signed back on March 28, 2019 with an anticipated closing date of June 5, 2019. This related to the property on the contract described as Lot 1 between the Town of Granby and Unicume Colorado, LLC. She would like to direct the Town Manager to send a letter giving them 60 days to close on this property if they wish to move forward and prior to closing, they would need to reach a development agreement and if they close, it also needed to be bound by 16.90.130, as well as, the design guidelines of the Design Review Board at Granby Ranch.

Raible asked if that was 60 days from today.

O'Flaherty said that would be correct, 60 days from today. The anticipated closing again was June 5, 2019 so it has been a year and a half. Yes, she thought that was fair. We wanted to give them time, but the three things that would be in that letter would be that they have to close within 60 days. Prior to closing, they have to reach a development agreement and if they close, they are bound by 16.90.130 as well as the Design Guidelines and review by Granby Ranch since that property was in Granby Ranch.

Krob said if they fail to close within that 60 days, then per the motion, if they fail to close within that 60 days, then the agreement would be terminated per the notice.

O'Flaherty said we give them 60 days to get those things done. If they do not get them done, her motion corrected was that it would be then withdrawn.

Raible seconded. Roll Call Vote: Tindle said she had to abstain for a conflict of interest; Hardy, yes; Raible, yes; O'Flaherty, yes; Shaw, yes.

DISCUSSION AFTER EXECUTIVE SESSION ON THE RODEO APARTMENTS
Shaw asked if there were any public comments.

Christian Hornbaker stated he was a member of the Silversage Group and they had been passionate about this progress. Regardless of what happened, there were other potential developers that could utilize this property and he would like to challenge the Board to work between now and then to figure out the proper entrance and exit of that property other than having two entrances and two exits. He would like to be a part of that process and appreciated everyone's, including Hess', communications.

DISCUSSION AND POSSIBLE APPROVAL OF THE WEST SERVICE AREA RATE STUDY / TOWN MANAGER
6:48 PM
Shaw introduced the agenda item.

Cherry stated, as your memo reads, this was a rate study that was put together by SGM in conjunction with Sun Communities for the new water service area that provided water to Sun River Run and Smith Creek. The blue revisions were from SGM and the red items were items that were put in from Sun's attorneys. The language was good to move forward. The cost of this was not budgeted for and it was

$33,500. It should give you a rate study that took into account the cost of the water which included all of the infrastructure moving forward on the project, any savings that would need to take place in the future for replacement of items, to make sure that we have proper staffing involved out there and that every piece of infrastructure was taken into account.

O'Flaherty asked if that was reimbursable.

Krob said it was reimbursable. They paid for the rate study.

Cherry said we still have to pay for it, but the Town would be reimbursed.

Krob said the only other thing that he would add to it was at the bottom of SGM's memo, on the first page, they talked about under Item No. 4, that SGM would determine an appropriate initial fee to cover all startup costs for the potable and raw water systems. Sun and the Town would have to agree on the payoff period of startup costs, if startup costs were not paid up front. He encouraged the Board to have that discussion with Sun sooner than later because this was one unbudgeted item that was clearly reimbursable. Some of those startup costs could be pretty substantial and he thought that they would want to get a clear understanding from Sun of when they would be catching up on those startup costs.

Cherry reiterated that the Town was still working with them to get proper accounting of all of the infrastructure and all of the costs of everything that was out there. We've had communications going back and forth, but there was going to be a need for some equipment out there that would be included in the startup costs and getting Sun, Atwell and ESCO to be on the same page as the Town. That was going to be very important in this process. If anyone had any questions, Bellatty was present.

Shaw asked if there were any public comments or further discussion by the Board.

O'Flaherty talked with Bellatty earlier. When we talked about the rate study, she was curious on the ownership of the PVC pipes to Smith Creek Crossing that were not the Town's responsibility, that stayed with the developer, we do not take ownership and maintenance of those lines.

Krob said that was all an internal, private system. We have a master meter agreement for that section.

Bellatty said the water treatment plant, once it was initially accepted by the Town and operated by the Town, would have a master meter at its location and it would provide potable drinking water to a trunk line distribution system to either River Run Ranch through designated locations and PRVs (vaults) with meters where the Town's infrastructure ends. It would supply River Run Ranch and all the amenities in there. We have another trunk line component that went over to Smith Creek and additional PRVs with meters throughout the distribution. When it was leaving Town infrastructure, it went through a meter. The master meter was the meter that the Town would bill Sun with and that was at the water plant. Whether we were defining exactly how much water went into River Run Ranch or defining exactly how much went into Smith Creek, there could still be water loses in the trunk line infrastructure which the existing infrastructure that Atwell and ESCO assured us met industry standards for acceptable leaking prior to initial acceptance and that was what they would bill from. We may produce a million gallons and they may only show that they only used ½ million gallons, but we have no control over where that loss was once it left the Town's system.

John Balman, stated he was the Director of Construction at Atwell, Owner's Representative and was at the meeting on behalf of Sun Communities. The thing that he wanted to expand on, which was very pertinent to the water rates study, was in talking about a master meter, if you looked at the agreement, what the study was going to conclude and provide was four different rates. The reason why there would be four different rates was that there are two legal entities, one was Smith Creek and one was River Run. Within those two resorts, you would actually have two water systems, one was the non-potable system that the Town would operate and control, and the other was the raw water treatment plant and the potable water system. So, imagine at Smith Creek, there were 310 units that were residential. The water that would be provided for Smith Creek was through the augmentation, non-potable system and so you really couldn't charge two different water rates or have one water rate for the potable and the non-potable. What the water study was going to determine was a non-potable rate system for Smith Creek, potable for Smith Creek, non-potable for River Run and then a potable for River Run. The agreement was discussed back and forth between SGM, Wright Water Engineers, Jonathan Kelly, Madelyn Wallace and Nathan Krob and Cherry. He wanted to expand on that. So, in addition to the master meter that Bellatty was talking about, it was going to break down into those four different rates from those meters.

Bellatty added and said from the Town's perspective, we were going to send one bill to Sun for our operation. He didn't see Cindy Seader breaking all that stuff down. We would have master meters that depict what the raw water production was, the operation and maintenance costs would be baked into that rate, and he thought what Balman suggested and then on the water side, we have that which comes out of the water treatment facility. He would let the bean counters decide how they want to break it all out, but what we don't want it to be was too onerous for Cindy Seader to have to generate those numbers. If they want to get down and dirty with the specifics, that was up to them. We were tasked with producing water and segmenting that water through the augmentation plan for depletion. That was how he looked at it. He was just the operator. He knew it was a concern for Cindy Seader.

Krob asked, the losses from the plant to the end of the trunk line which was the Town's, was the Town responsible for those or was Sun because he assumed that Sun was responsible because you are metering at the plant?

Bellatty said from his perspective, all operating costs were ultimately reflected in the rates, therefore they were covered by Sun. Sun could defer those costs on to rate payers in Smith Creek or River Run Ranch however that agreement worked out, whatever they signed with the Town or whatever they worked out with the folks that live out there, but the cost of operating the plant and the capital costs for replacing infrastructure over time was reflected in that rate number. Therefore, he suggested that it was Sun's expense.

O'Flaherty said just to clarify, she thought they had that discussion earlier today when she was talking to Bellatty about this. When you send your crew out, whether you were working on maintaining augmentation ponds or you were fixing a leak in the main trunk line, again, that was being billed back, those are the Town's…..

Bellatty said he didn't see it as being billed back. He saw it that we have sufficient funds, after a period of time, baked in through either operations or capital replacement. to make the repairs necessary moving forward. Obviously, as the system got older, operationally speaking, we may have a repair and maintenance distribution line item that today only has $2,000 in it. It was basically a placer or a marker. For future budgets, where that number could potentially go up because the infrastructure has gotten older and we have experience settling or other operational issues that have caused failure in that pipe. But, to begin with, we just have a line item with a certain amount of money, not anticipating having any problems. It was a brand new system and there shouldn't be that much on the front end other than operational maintenance with pumps and chemicals or whatever.

O'Flaherty said to simplify it because it was confusing to her when she read it. Your staff would do the work and those hours would be reflected in the rates of what it cost to run that system to the west side water users.

Bellatty stated that was correct. They would do the work on the Town's infrastructure and not River Run Ranch. We were always there to help and we always have because of public health and safety. Beyond that, that was not their responsibility.

Cherry said the cost involved would be baked into the rates that we get out of this rate study.

O'Flaherty asked if the rate study was reimbursed.

Krob said yes.

Raible said the rate study included all these details that we discussed here.

Cherry said yes.

Bellatty said what he discussed was really what the budget was. Spurlin and he have worked closely to try to generate a budget. That budget was what that rate study would represent, the operations and the capital replacement.

O'Flaherty said the discussion of when this was going to be paid up front, was that part of what we needed to decide today?

Krob said no. He suggested that they have it sooner than later so that you don't get to the end of the road and you are at odds.

O'Flaherty said since it was an unbudgeted item, she would like to see at least half of it upfront.

Cherry said we have a reimbursement agreement with Sun.

Krob asked if she was talking about the money for the rate study or the front end costs of the system. The rate study was already covered by reimbursement agreement. As soon as we pay it, then they owe.

Spurlin said what she was anticipating doing and she was just ignoring the discussions, was that, when SGM submits bills for the rate study, then Seader would run them through developer billing and they got billed directly to Sun. We pay SGM, but when we pay them, it was set up as a receivable. So, it would not affect the budget.

O'Flaherty thanked Spurlin for clarifying.

Spurlin gave Krob a copy of the budget draft for it which has one number for revenue.

Bellatty said the one question Krob directed to you, was it your understanding that there were startup costs that would be potentially covered in a lump sum or was that supposed to get thrown into the rates and paid out over a certain amount of time, a catch up period?

Krob said that was why he asked the question because SGM's memo left that open and that was why he said that needed to be addressed early on rather than later.

Bellatty said there was no money budgeted for any of their water systems or general fund for startup costs.

O'Flaherty asked if Bellatty would be more comfortable seeing that put into the rates for over a 3-5-year period.

Cherry said there was a lot of technical stuff that was going to have to go in that we were not going to be able to solve tonight. We would have to work with SGM on those items, especially the startup costs that would be involved with this process. This was a whole water treatment and water system that we were taking on in one time where normally we add stuff intermittently. There would have to be continued conversations with Sun on how this was all going to work out for them.

Bellatty said he was satisfied with what the Board would choose based on staff's input and the only question was, was it appropriate to put all the startup costs on the rate payers or was it not? That was not for him to decide. We have to have it all resolved before initial acceptance because he didn't want to be running the plant with no money in the bank. If we run into any problems, how would we address it if there was no money.

Cherry said it was one rate payer, so Sun was really going to have to make some determinations on what they really want out of this. They have been involved in this agreement process as well.

Spurlin said she was under the impression with the startup costs with Nathan Krob a couple of weeks ago that Madelyn asked for the detail of the startup costs and that they would, if it was reasonable, pay that. They were not included in that budgeted number. It would be part of the rates down the road, but if we were going to buy a pickup truck, it had to be in that budget. If they were not going to pay it, then let her know because she needed to do another draft and put all of those costs in next year's budget. We budgeted for a full year because right now it was run through the North Service Area and it was really difficult to separate Sun out from the rest. We budgeted for a whole entire year whether we take acceptance or not. We know that it would happen sometime next year so we could cover the costs and then bill back.

Krob asked when SGM anticipated they would have the rate study done.

Spurlin said not until January.

Cherry said they started working on this 6-8 weeks ago. Originally, they said at the end of the year, but it had obviously been pushed back.

O'Flaherty asked if they had to amend the agreement for their water. We amended it until the end of the year. We would have to extend that as well and it would have to come back.

Cherry said we need to get a better timeframe from SGM, but Dave Kotz set aside time for them to do this.

O'Flaherty said, since we have the powers that be in the room, unrelated to water, but since you are here, she knew the Town, we did not want to try the org chart, but one that that would be really helpful to her as a trustee and to her fellow trustees, could we get an org chart from their different entities? Get an org chart from Sun about where Atwell fit in and where the different entities fit in. It would be really helpful and appreciated.

Shaw asked if there was any more public comment or any Board comment.

Balman asked if you went to SGM's revised proposal, it stated that they think they will be done the 3rd week of January. So if they came in with a rate study which was done the 3rd week of January, and then there was going to be comments going back and forth between the Town and Sun, his thought was that it wasn't going to get on the agenda for the Board until sometime in February, so the 3rd Amendment probably needed to extend a little bit safety beyond that.

Shaw asked for a motion to approve.

O'Flaherty moved to approve the West Water Service Area rate study. Raible seconded. All yes.

APPROVAL ORDINANCE NO. 945, AN ORDINANCE APPROVING A FIVE (5) YEAR LEASE OF TOWN PROPERTY TO HORIZONS SPECIALIZED SERVICES / TOWN CLERK 7:08 PM

Shaw introduced the agenda item.

Hess discussed the item with the Board.

O'Flaherty asked if the Board wanted to raise the rent.

Shaw stated it is a non-profit and wanted to keep it where it is.

O'Flaherty said that it should begin at 12:01 AM on the 9th of November.

Krob said he would change that time.

O'Flaherty asked that Horizons give the Town some type of notice if they wanted to terminate the lease agreement.

Krob said the agreement, as stated, was what was previously done. It was up to the Board if they want to change it.

Raible, Shaw and Tindle were fine with it as it was.

Krob said when it was entered into, the Town wanted to keep the lights on and the water running.

Discussion continued on who would be responsible for substantial repairs on the outside and the inside of the building, the tenant has the option to terminate if the building becomes inhabitable, there was nothing per Krob that makes the Town liable and Spurlin ran the utility numbers and the rent should cover the utility costs.

Shaw asked if there was any public or Board comments.

After discussion, O'Flaherty moved that if there was inside damage of more than $1,000, we accept the lease, we do want to support the non-profit, so she would move to accept the lease with that one modification and the date going to the 9th with commencement starting November 9, 2020 and if there was substantial damage inside the building of more than $1,000, we add to the inside. That would be her motion to accept the lease as presented with those two changes, the 9th and the inside damage.

MEMO

GRANBY
COLORADO
1905

To: Mayor and Board of Trustees
From: Ted Cherry, Town Manager
Cc: Deb Hess, Town Clerk
Date: 3.9.2021
Re: West Service Area Turnover Discussion

Summary: Bill Raffoul from Sun Communities and Jon Bauman of Atwell Engineering will be at the board meeting to present information about the idea of turning over the West Service Area to be run privately by Sun Communities. A presentation will be provided to the Board.

The concept of this idea has been discussed thoroughly by staff and limited information has been given to the Board. A list of questions were provided to Sun to provide written answers for and those are provided for you.

This is a discussion which is very important for the Town. No decisions are expected to be made at the meeting.

The presentation provided is from the original meeting held with Sun in January and do not reflect the updated numbers from the draft rate study for the WSA.

Financial Impact: None at this time.

Recommendation: Discussion only. Staff would appreciate any feedback on this idea as well as any further questions it would like to get answered.

Code, Chapter 2.80. The current Board Members, according to the Town Code, are Mayor Hardy and Mayor Pro-Tem Shaw, Planning Commissioners who would like to continue to serve are Thomas Marquardt, Geoff Jurgensen, Casey Farrell and John Young, and Pete Gallo resigned his position creating an open citizen's position. In order to fill the Board, at the current code requirements of seven members, the Board will need to appoint one other Board member to the Commission. Trustee DeLay has expressed interest in filling said position. One other citizen member will also need appointed. After advertising, the only interested person is Carin Aichele, who is an architect, stated she lives in Granby and has lived in Grand County for 4 years. She has a deep understanding of the planning process and is interested in helping make Granby great. The Board will need to make a motion to appoint all seven Board members.

O'Flaherty moved to re-appoint current Planning Commission members and to appoint Trustee DeLay and Carin Aichele to the Planning Commission. Shaw seconded the motion. Roll call vote: Raible, yes; Shaw, yes; O'Flaherty, yes; Michalowski, yes; Quesada, yes; DeLay, yes; Hardy, yes. Motion passed.

SETTLEMENT AGREEMENT AND RELEASE – IFIC AND RELEASE OF CLAIMS / TOWN ATTORNEY NATHAN KROB
6:05 PM
Krob explained the two documents for the settlement with IFIC regarding the two bond claims. After mediation, the settlement pursuant to the terms described, finalizes that settlement. The first agreement is a settlement between the Town and IFIC whereby the Town waives all its claims to the bonds and receives $190,000 in exchange. The release document is between the Town and Granby Prentice, Granby Holdings to say they will not challenge the Town's acceptance of that claim. The change they sent today says that we will not release our claims related to an unrelated matter, being the appointment to the HMD board. It is up to the Board if they want to consider this insert or any of the other terms. It does not hurt the Town, it clearly defines that GPGH and HMD Boards are similar.

After a discussion between the Board and Krob, and several motions, the motions made were confusing to the Board. Cherry clarified the information for the Board. The Release of Claims is continued to the next meeting for approval. O'Flaherty moved to accept the Settlement Agreement as presented. Raible seconded the motion. Roll call vote: Raible, yes; Shaw, yes; O'Flaherty, yes; Michalowski, yes; Quesada, yes; DeLay, yes; Hardy, yes. Motion passed.

WEST SERVICE AREA RATE STUDY / TOWN MANAGER TED CHERRY
6:28 PM
Cherry stated no decisions tonight as he was looking for input and questions. Present: Doug Bellatty, Dave Kotz (SGM) via Zoom, and representatives from Sun. Kotz, Bellatty and Spurlin gave input. Hardy asked for public comment and any other questions. After the next agenda item, the Board can consider all as a whole and then give staff direction.

SUN 4TH AMENDMENT WATER SERVICE AGREEMENT COMPLIANCE / TOWN MANAGER TED CHERRY
6:59 PM
Hardy stated Sun has a request for the Board regarding liquidated damages and the initial acceptance date. This is discussion; no vote needed on this tonight. Cherry explained the Fourth amendment to the Water Service Agreement and that February 28, 2021 was the deadline for the application of Initial Acceptance to avoid the $500 per day fee. It has been 9 days since the deadline, equaling $4500 in fees. Sun asks for the fee to be waived or reduced. They plan to file application for Initial Acceptance no later than March 19, 2021. The Fourth Amendment was approved by the Board on January 12, 2021 with an effective date of December 31, 2020 and was recorded on February 1, 2021.

Hardy asked if any questions for Cherry.

Bill Raffoul stated Sun understands it is responsible to pay late fee but is requesting a fee waiver or reduction because they had every intention of moving forward with the Initial Acceptance. The March 19 date for their application for Initial Acceptance is conditional to outside entities. The system is complete and waiting for engineers to sign off.

Cherry requested direction from the Board regarding moving forward with the fee. Hardy asked if the $500 was discounted. Cherry replied there were no damages included prior.

O'Flaherty, Michalowski, Shaw, DeLay, and Hardy stated they would like to move forward as per the agreement. Liquidated damages will stop once the Initial Acceptance is complete. Damages began on

Feb 28, 2021. Raible disagreed wanting to waive the fee until March 19 and then to reinstate it, if it is not completed. Krob clarified the invoice would be created the day after the initial acceptance is complete. Hardy asked for public comment. None.

WEST SERVICE AREA TURNOVER DISCUSSION / TOWN MANAGER TED CHERRY 7:24 PM

Raffoul stated the following: the Interconnect usage in that last 14 months is less than expected; to date, Sun has invested $16.3M in the water system; if it had been put on the town via tap fees, it would have equated to $7.6M; Sun believes privately operating this system eliminates all the issues that the Town has; Sun intends to minimize its loss over a period of time and requested the Town consider turning over the water operation to Sun.

The following was discussed: DeLay asked if the NSA QR had ever been analyzed. Doug responded not to his knowledge, Kotz agreed that 350 is a high number, he wants the Town to operate the water plant and storage tank, noting the Town needs the reserve tank as a reserve water supply.

Raffoul stated Sun is still willing to keep the Interconnect up. Operating and rates to sell to the Town would be comparable to the Town's rates to its customers.

There was concern from the Board that the water plant needs licensed operators available 24/7 that live in Granby for quick response times. Raffoul explained they would consider local contracts and training their own people.

O'Flaherty asked about outdoor watering. Raffoul responded that is included in non-potable water and included in the rent. She expressed concern about privatization and not being beneficial to the residents because it solves Sun's short-term problem, but not the long- term. Raffoul stated this solves both short and long-term problems. The Town needs to add to capital and Sun can do that through a letter of credit.

Cameron Grant (Sun) noted Sun will handle water rights however the town is comfortable. Sun will access, treat it and deliver the water. Sun would have outside contracts vs inside staff. Agreements could include some back up plans to address some what-ifs. Sun thinks they can more efficiently provide water service.

O'Flaherty noted Sun's difficulty keeping employees to stay during construction and asked how would Sun address this issue to keep water plant staff local? Grant stated Sun would need to address that.

Hardy asked for questions or comments.

Cherry asked if Sun would provide an annual audit. He expressed concern over stagnant water, water flow, and the safety of the water. Grant agreed Sun would provide an annual audit. The Town would have opportunity for inspection and review. John Allman (Atwell) noted currently residue is checked twice per month. They have had to flush the system because there are not enough residents to provide enough water flow.

Cherry stated currently the Town has checks and balances and is able to shut off water if a homeowner does not pay for sanitation services. He asked how Sun would ensure that Sun would continue to pay their bill. Raffoul replied Sun intends to pay their bills and is willing to remedy.

Quesada asked if it common for Sun to take over an operating system and if Sun had Mountain community examples of how that has worked. Raffoul replied Larkspur, CO is an example and he will check for more mountain community examples for the Board. Hardy asked why this was not brought up originally. Raffoul replied public or private was an option from the start. They are pursuing it now because of the water rate study and real time rate quotes.

Hardy asked for public comments or questions.

Hopper Becker stated, on behalf of the Granby Sanitation District, they are concerned how this will move forward because of the loss of ability to maintain integrity when it becomes private especially when a large corporation runs them because they are a for-profit entity. Another major concern is timely response.

Hardy asked for any other public comments or question. He suggested the possibility of a short-term trial run. Cherry offered that staff could come up with an outline of how this could work and come up

with a pros and cons list.

CONSENT AGENDA
8:28 PM
MOTION TO ADOPT THE MARCH 9, 2021 ACCOUNTS PAYABLE
Hardy asked if the Board had any questions. None. He asked for public comment. None

Shaw moved to adopt the accounts payable as presented. Quesada seconded the motion. Roll call vote: Raible, yes; Shaw, yes; O'Flaherty, yes; Michalowski, yes; Quesada, yes; DeLay, yes; Hardy, yes. Motion passed.

MOTION TO APPROVE THE FEBRUARY 23, 2021 MINUTES
Hardy asked for any comments regarding minutes. Hess respectfully requested the Board approve the minutes as presented in their summary form, per previous Board direction and vote, with one correction from Trustee DeLay under Economic Development pertaining to the Chamber's new website roll out date. The rest of the minutes are in summary form.

Shaw moved to approve the February 23, 2021 minutes. DeLay seconded the motion. Roll call vote: Raible, yes; Shaw, yes; O'Flaherty, yes; Michalowski, yes; Quesada, yes; DeLay, yes; Hardy, yes. Motion passed.

COMMITTEE UPDATE REPORTS
8:31 PM
Administrative / Mayor Hardy, Mayor Pro-Tem Shaw, Trustee Quesada
Shaw, Hess, and Spurlin had nothing to report.

Economic Development / Trustee DeLay
DeLay reported on the current absorption rate for home sales. Homes are selling at 108% of list price. According to the Grand County Board of Realtors multi-list, there are 44 single-family homes on the market locally with only 11 priced at less than $1M. It is very competitive and people are acting fast to win bids. No updates from Lauren Huber at the Chamber of Commerce.

Public Safety / Trustee Quesada
Interim Chief Stark stated the PD has approval for a $10k DOLA grant for a Chaplains group. They are also working on a body cam grant to be sure they are staying in compliance and within standards.

Public Works / Trustee Michalowski
Michalowski had nothing to report.

Recreation / Trustee Raible
Raible announced there is a skate park meeting this Thursday night at 7:00 PM, which is open to the public.

Water / Trustee O'Flaherty
O'Flaherty had nothing to report.

Town Manager Ted Cherry's Report and/or Update
Cherry's update follows: the new employees are Cody Mullinex who is the new Accounts Technician and Maura Bishop who is the new Administrative Assistant; the Comprehensive Plan grant was applied for and accepted by DOLA and we will find out within a couple months if we receive the grant; there is no new interest in development specifically on the Buckhorn lots; mediation went well; he sent the Mountain Migration Study to the Board members; NWCOG is doing this study for free, he emphasized the importance of filling it out and passing it along which will help gather data representing how Covid has affected our community, short-term rentals, and second homeowners, and deadline is the end of the month; and, we will be sending information to the owner of Granby Ranch regarding the gravel pit because of some language in the annexation agreement.

DeLay asked about a plan in the event we don't get DOLA funds. Cherry stated our options would be to pay full price out of pocket (not budgeted for), break the plan into sections tackling most important pieces first, or wait until next grant cycle.

Mayor Joshua Hardy's Update
Hardy noted spring break has started on the Front Range.

TOWN OF GRANBY, COLORADO
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
APRIL 27, 2021

PRESENT: Mayor Joshua Hardy; Mayor Pro-Tem Deborah J.K. Shaw; Trustee Nick Raible, Trustee DeLay, Trustee Quesada via Zoom, Trustee Michalowski, and Trustee O'Flaherty

STAFF PRESENT: Town Manager Ted Cherry; Town Attorney Scott Krob; Town Finance Director Sharon Spurlin; Planning and Building Tech Cathy Tindle; Interim Chief Jonathon Stark; Town Clerk Deborah K. Hess, and Deputy Clerk Dianne Meier

Minutes are summary. Meeting recordings are available on the Town's website. NOTE FOR THE RECORD: This meeting was held via Zoom due to COVID-19 and as such parts of the recording cut in and out and therefore were inaudible.

TIME: 4:30 PM – DINNER
6:16 PM – BOT MEETING

BY: Mayor Josh Hardy

LOCATION: Town Hall, Zero Jasper Avenue

MEETING CALLED TO ORDER
6:16 PM
Mayor Hardy called the meeting to order. Everyone said the Pledge of Allegiance. There were no conflicts of interest.

UNSCHEDULED PUBLIC COMMENTS
6:16 PM
There were no unscheduled public comments.

RR MUSEUM UPDATE / DAVE NAPLES
6:16 PM
Dave Naples was not present.

KAIBAB FENCE DISCUSSION / TOWN MANAGER TED CHERRY
6:17 PM
Cherry explained the 2011 original agreement had language that stated the Town had to install a fence within a year. That never happened. Last year we received bids for different types of fencing. This year's bids have increased approximately $20.00 per linear foot and are also higher because of the additional 160 feet we neglected to put in last year's bids, for a total of $20,000 over what is budgeted. Both bids gave a timeframe beginning in September 2021.

There was discussion of waiting a year to budget, the current budgeted amount and an idea of doing what is possible this year with the budgeted amount and finishing next year. DeLay wanted to complete it this year to demonstrate good faith in the Town's agreements. There was also discussion regarding the price difference between the previously selected green coated fence and regular chain link fence.
Cherry was directed by the Board to bring back additional bids for regular chain link fence.

DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE NO. 950, AN ORDINANCE ESTABLISHING THE "TOWN OF GRANBY WEST SERVICE AREA WATER ACTIVITY ENTERPRISE" UNDER THE PORVISIONS OF TITLE 37, ARTICLE 45.1, COLORADO REVISED STATUTES / TOWN MANAGER TED CHERRY
6:31 PM
Cherry stated this ordinance is to create the WSA, which will create an enterprise fund and allow the Town to set rates.

DeLay moved to approve Ordinance No. 950. Shaw seconded. Roll call- O'Flaherty, yes; Raible, yes; Shaw, yes; Quesada, yes; DeLay, yes; Michalowski, yes; Hardy, yes.

GRANBY STATION PLAT REVISION / TOWN MANAGER TED CHERRY
6:33 PM
Cherry stated Granby Station attempted to get a lease with the railroad with no success. Therefore, they

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2022-09-13, A RESOLUTION DIRECTING THE TOWN MANAGER AND FINANCE DIRECTOR TO PROCEED WITH THE ANNUAL RENEWAL OF THE HEALTH, DENTAL, LIFE, AND DISABILITY INSURANCES FOR QUALIFIED STAFF AND SETTING THE H.S.A. EMPLOYER CONTRIBUTION FOR THE DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2023 HEALTH PLAN YEAR / TOWN MANAGER AND FINANCE DIRECTOR
6:45 PM
Hardy introduced the agenda item.

Spurlin and Cherry presented the above to the Board.

After discussion by the Board, Quesada moved to approve the resolution as presented. Raible seconded. Roll Call Vote – all yes; Shaw and Schafer absent.

DISCUSSION AND POSSIBLE APPROVAL OF AN AGREEMENT TO TERMINATE AND RELEASE PRIOR AGREEMENT / TOWN MANAGER
6:56 PM
Hardy introduced the agenda item.

Krob explained the former agreement and the termination of the agreement.

After discussion by the Board, Raible moved to approve the agreement as presented. Quesada seconded. All yes; Shaw and Schafer absent.

DISCUSSION AND POSSIBLE APPROVAL OF THE FOLLOWING:
7:01 PM
Hardy introduced the agenda items.

(A) ORDINANCE NO. 972, AN ORDINANCE ADOPTING RATES FOR THE WEST SERVICE AREA WATER ENTERPRISE
Krob explained the ordinance to the Board. Sun applied for initial acceptance to account for the cost of running the system.

Dave Huber, Sun Communities, commented and Daniela Gosselova also commented.

After discussion by the Board, Raible moved to approve the ordinance as stated. Quesada seconded. Roll Call Vote – all yes; Shaw and Schafer absent.

(B) DISCUSSION AND POSSIBLE APPROVAL OF THE FIFTH AMENDMENT TO WATER SERVICE AGREEMENT FOR SUN RIVER UN RANCH RV, LLC AND TOWN OF GRANBY, COLORADO / TOWN MANAGER
7:21 PM
Hardy asked for a motion to approve the Fifth Amendment.

Sneddon moved to approve the Fifth Amendment, to clarify the process for setting service fees and payments with any subsequent changes that would have to come back to the Board in a form that was Substantially as presented. Raible seconded. Roll Call Vote – all yes; Shaw and Schafer absent.

TOWN STAFFING DISCUSSION / TOWN MANAGER
7:22 PM
Hardy introduced the agenda item.

Cherry said there were two parts to this discussion. One is that there was previous approval of creating an Assistant Manager Position to pay between $80,000 to $110,000. He explained the process they went through to hire for the above position. The salary survey has not been completed yet, but the salary range should be from $107,000 to $155,000. He requested the Board continue the search using the updated salary range. The other part to this discussion is that Spurlin is retiring next year in August. This was previously brought to the Board and now we are bringing it back. We want a decent amount of time to replace her position. He continued the discussion with the following: hiring consultants/recruiters, and going out for this position at the beginning of 2023.

After discussion by the public and the Board, Sneddon said they could approve not to exceed $30,000 now.

Tiffany D. Christman
815 Lincoln Ave.
South Cle Elum, WA 98943

June 23, 2023

City of Cle Elum - Planning Department, Mayor, and City Council members

Re: 47° North Development Major Amendment proposal

There are a number of reasons myself and others within our community believe the 47° North business model proposal is an inappropriate land use decision for our community. I am seeking your advice and advocacy on how to utilize this parcel of land in a different manner ***OR*** revert the parcel of land back to its original underlying zoning approval and development agreement.

I want to take this opportunity to share and encourage our community to form a coalition to dig deeper into Washington State Housing Trust Fund. Earlier this year Representative J.T. Wilcox mentioned the there was in excess of $400 million in the Housing Trust Fund. J.T. Wilcox mentioned there was so much funding that it would be difficult to utilize all the funding available.

Eligible Project Types are:

- Community Land Trusts
- Assisted living facilities
- Boarding homes
- Emergency shelters (including shelters for survivors of domestic violence)
- Group homes
- Home/loans for low-income homebuyers
- Multifamily rental housing
- Seasonal and year round housing for farmworkers
- Transitional housing

In my sharing this, I'm not going to pretend I'm a subject matter expert on programs of this nature but I would be remiss to ignore this opportunity to share information about this funding.

The Housing Trust Fund program makes funds available for affordable housing projects through a competitive application process. Applications are generally accepted once a year, but timing and frequency can vary depending on the size and nature of appropriations to the program by the Legislature.

Who Gets Housing?

Housing Trust Fund dollars support a wide range of capital projects that house a diverse array of low-income populations. Properties financed by the program can house people earning less than 80% of the Area Median Income, but most of these properties house households with special needs or incomes below 30% of the Area Median Income. This includes people and families experiencing homelessness, people needing supportive housing,

seniors, veterans, farmworkers, and people with developmental or other disabilities. Special-needs projects coordinate with state and local service providers to ensure clients receive appropriate housing and services.

Is Your Organization or Project Eligible for Housing Trust Fund Funding?

Chapter One, Section 105 of the Housing Trust Fund Handbook (PDF) lists the kinds of organizations and activities eligible for Housing Trust Fund funding

Housing Trust Fund Vision and Strategic Priorities

2022 Vision and Strategic Priorities for Housing Trust Fund Program

Washington Housing Trust Fund Handbook

https://deptofcommerce.app.box.com/s/f89ytc0qtime7dl6wpqke5h2zl1jwzlm

Section 105. Eligible Applicant

RCW 43.185.060

Washington State Housing Trust Fund Handbook

Organizations that may receive assistance from the department under this chapter are local governments, local housing authorities, behavioral health administrative services organizations established under chapter 71.24 RCW, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.
Eligibility for assistance from the department under this chapter also requires compliance with the revenue and taxation laws, as applicable to the recipient, at the time the grant is made.
RCW 43.185A.040

Organizations that may receive assistance from the department under this chapter are local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.
Eligibility for assistance from the department under this chapter also requires compliance with the revenue and taxation laws, as applicable to the recipient, at the time the grant is made.
Note: Nonprofit applicants must provide a certification from the Washington State Secretary of State

that they are registered to do business in Washington as a nonprofit organization in accordance with RCW 24.03. Furthermore, nonprofit organizations must submit a letter from the Internal Revenue Service designating them as a tax-exempt nonprofit organization.

Beyond this specific program there are various other opportunities, including collaboration with nonprofit organizations, that could be explored should a coalition be established to utilize this parcel in a manner that reflects the uniqueness and character of Cle Elum and Upper Kittitas County.

I implore the City Council to **DENY** this specific Sun Communities Inc proposed major amendment. Please take some time to reflect and explore opportunities that may allow our community to acquire the land and maintain hyperlocal stewardship, rather than lining the pockets out of state corporate, mutual fund and shareholder interests.

Respectfully,

Tiffany D Christman

Please print and include with my public comment:

Washington State Housing Trust Fund Handbook

Virgil Amick

From: Tiffany Ledbetter <tiffanyledbetter@hotmail.com>
Sent: Sunday, June 25, 2023 5:50 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Thank you,
Tiffany Ledbetter
1181 Hart Road,
Cle Elum, WA 98922
206-499-2598

Sent from my iPhone

Virgil Amick

From: Tim Berndt <berndt.tim@gmail.com>
Sent: Saturday, May 13, 2023 8:47 AM
To: Planning
Subject: 47 North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am opposed to the current camping and housing plan presented named 47 Degrees North for four reasons

1. History dictates Sun Development's overloading of space in units per acre guarantees to overload this site. I set as example the desirable Pismo Beach Development. For the entire track trees (palm trees) were an afterthought. Houses are lined up side by side 10 feet away from the other with no green space between sections.

2. Property is not owned with the home. This creates multiple issues including more easily foreclosure, lack of true support for public school facilities and compensation fees (creating a burden on local taxpayers to support Educational Program levies and Construction bond issues; not to mention busing, housing all students and support of all students) and shrugged responsibility to maintain the property in a respectful manner. Regarding the school support: As Superintendent and Principal for every new house built we had to plan on average, 1.6 students per home. Using 1000 homes where families will live, that is roughly 1600 new students including special needs students, highly capable students, athletic team costs, safety issues and development and portable housing.

3. There is no major plan for infrastructure development from the I-90 interchange to camping and home entrances. There are bridges and wetlands as well as multiple entrances including: The bus garage, district 7 fire, the proposed athletic fields and Tumble Creek. Weekend camping traffic will back up Bullfrog Road as will normal weekend traffic will continue to rise. New roundabouts will need to be created for safety sake. Again, the burden placed on current homeowners and property tax payers.)I understand people will have to pay personal property taxes, but that is an state and federal issue.

4. I see nothing in the plans for wild animal migration patterns. As someone who commutes almost daily to the schools from Tumble Creek, I have had to a number of times slam my brakes for both elk and deer. (I am also a very observant driver.)

Forty-Seven degrees North still has way to many questions and certainly not enough answers! I say NO to how it is currently presented.

Respectfully submitted,
Tim Berndt
120 Rocky Run Loop, Cle Elum, WA 98922

--

Tim Foss

481 Watson Cutoff Rd.

Cle Elum, WA 98922

Email: timfoss123@gmail.com

Date: June 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am sure it comes as no surprise that I am writing to express my opposition to the 47 degrees north proposal by Sun Communities. I won't reiterate all the facts already well documented about impacts on infrastructure, tax base, police/fire/medical, quality of life etc. etc, though I do absolutely agree that these are real impacts to our community. I'm sure you've heard these facts aplenty.

But a big concern I have is the somewhat sleazy business practices of Sun Communities. In surfing the internet, I found several instances in which residents of a Sun Communities property were very unhappy with the company's practice of increasing rent while decreasing service. A recent example from the Connecticut Attorney General's Ofiice:

"Over the past year, the Office of the Attorney General has received numerous complaints from Beechwood Community (owned by Sun Communities) *residents in Killingworth who have seen sustained, escalating rent hikes despite deteriorating conditions. Beechwood residents, like many residents of mobile manufactured home parks, own their homes but pay monthly rent for the lot of land they sit on. That rent covers various common amenities, including property maintenance.*

Beechwood was acquired by Sun Communities in 2019, one of several real estate investment trusts that have acquired hundreds of mobile home parks across the country. The result has been increased lot rent and decreased responsiveness to tenant needs, according to residents. "

A search of the internet shows several other instances of this pattern of maximizing profits at the expense of the residents.

In addition to all the other problems that a development of this size and type will bring, this slipshod management style would almost certainly introduce a host of further long-term problems for our community: improper sewage disposal, poor road maintenance, water distribution problems, and yes, lawsuits that the city would be dragged into.

For these and the many other reasons you've heard, I urge you to deny this proposed modification to the Bullfrog UGA Master Site Plan and Development Agreement.

Tim Foss

Upper County resident since 1979

Virgil Amick

From: Tim Smith <tsmith@horizonra.com>
Sent: Wednesday, June 21, 2023 5:26 PM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing as I would like to be a party of record on this proposal. I am a homeowner at 471 Fortune Creek Lane in Cle Elum. I am opposed to the proposal as I think it will result in the following:

1) Change the character of the community by adding a so many mobile homes relative to the existing housing stock/population so quickly.

2) A heavy burden on the infrastructure/services (schools, roads, hospitals, etc.) without providing a commensurate property tax base to otherwise support the increased population.

3) It is just way too big! Maybe 100 mobile homes would be okay, with the rest fee simple single family and Multifamily that would unfold over decades, but 1300 plus mobile home and rv sites plus tent sites just seems like way too much of that. Too many people that aren't necessarily committed to the community.

Thank you for consideration.

Regards,

Tim Smith
206 795-2413
Sent from my iPhone

Name: Tina M. Wall
Address: 300 W. Montana Ave
Roslyn WA 98941
Email: tinamwall@gmail.com
Phone: 206-940-3589

Date: 6/2/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Todd Schmalhurst <tmschmal@gmail.com>
Sent: Friday, May 5, 2023 11:37 AM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Todd Schmalhurst
Address: 111 King Solomon Ln, Cle Elum, WA 98922
Email: tmschmal@gmail.com
Phone: 425-956-4184

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Todd Schmalhurst

Virgil Amick

From: Tom or Jan Ward <tjmward@comcast.net>
Sent: Wednesday, June 21, 2023 10:34 AM
To: Planning
Cc: THOMAS WARD
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Cle Elum Mayor Jay McGowan and Council Members -

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

The proposed manufactured home / RV community will result in negative impacts due to:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles. I am a resident of Ronald, WA. When we had the Jolly Mountain Fire, we were told to leave our home at Midnight due to the potential fire jumping Highway 903. Since there is one road in and out of our home, and the impact of 47 Degrees North on Bullfrog from this will absolutely cause grid lock our roads for getting out of area in an emergency situation. This is unacceptable.

- 47 Degrees North will decreased the level of service for medical services. Since we currently only have 1 Medical Doctor and a few Physician Assistants, currently it is a long wait to get a medical appointments for residents. The current Urgent Care will be greatly impacted. Until Upper County figures out there Medical Services, adding the impact of 47 Degrees North, Bullfrog is unacceptable.

- With added impact of 47 Degrees North, this will decreased the level of service for police and fire protection This is unacceptable.

- Grocery Shopping ~ As a full time resident of Upper County, (Ronald), grocery shopping is a joke at the Safeway store in Cle Elum. With our current amount of tourism, which already overwhelms Safeway, I have to be sure to try to get my groceries prior to any week-end in the Summer/Winter. If you go to the store on a Sunday or Monday, the shelves are empty. If you go on a Thursday or Friday, the store is packed with week-end campers/short term rentals, I have yet been able to figure out what a good day is to shop at Safeway in Cle Elum. It is the first time in my life when I make a grocery list, go to Safeway, and the shelves are so empty, I cannot complete my shopping. I have to be very particular if I am going to a party and offer to bring something, and the store is out of what I need. For example, I offered to bring a fruit tray one day to a party, went to Safeway, out of most fruits and what was left was in very sad condition. Why do I need to drive 1.5 hours round trip to Ellensburg to shop for groceries, when I should be able to drive to Safeway in Cle Elum and support local?

I don't believe the City of Cle Elum, has really thought this whole process out, and the impact it has on it's full time residents in Cle Elum and the surrounding areas.

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Janice Ward
170 Ponderosa Lane
Ronald, WA 98940
206-713-9683

Pg 1 of 1

June 26, 2023

Opposed to the 47° North Proposed Application.

Please hear that I do not support the proposed Application, as it goes against current zoning rules, will be revenue-negative for the CleElum ~~res~~ existing residents / community, and does not ~~[illegible]~~ promote individual & land ownership, vital to community cohesion.

Regards,

Tom Drach
190 Orphan Nugget Lane
PO Box 1057
CleElum WA 98922
541 490 3575
tom@drox.com

Name: Tom Hastings Date: May 4, 2023

Address: 1016 Denny Ave

Email: tomwhastings1@gmail.com

Phone: 509-649-2227

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

- The city water and sewer infrastructure are not capable of handling the additional demand/flows at this time. Per the Department of Health Water Use Efficiency Report for 2022 the city reported to be missing 33% of the water produced. That is 148,945,980 gallons of water annually or 283 gallons per minute non-stop for the entire year. How can the city consider adding more homes when they are already missing so much water? In fact, per reports the city has been missing more than 100 million gallons of water each year for the past four years. I would ask that the city consider a building moratorium until the missing water is reduced to less than 10% annually. The sewer system has inflow and infiltration issues as well. The infiltration can be as high as 50% thus putting a high flow load on the collection system and the treatment plant. This could result in sewage spills and/or compliance issues at the treatment plant. The treatment plant will also require expansion to be able to handle the additional flows and loading from the new development.
- If the city allows this development to be built there would have to be an expansion of the current water system to produce and store more water and an expansion at the wastewater plant to treat the water. Does a city have a plan in place to force this development to pay all expansion costs? Or is the city planning to spread these costs out to all rate payers? Does the city have the correct connection fee schedule in place to recoup the costs of expansion?

The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

- The city water and sewer infrastructure are not capable of handling the additional flows at this time. Per the Department of Health Water Use Efficiency Report for 2022 the city claims to be missing 33% of the water produced. That is 148,945,980 gallons of water annually or 283 gallons per minute. How can the city consider adding more homes when they are missing so much water? In fact, per reports the city has been missing more than 100 million gallons of water each year for the past four years. I would ask that the city consider a building moratorium until the missing water is reduced to less than 10% annually. If the city allows this development to be built there would have to be an expansion of the current water treatment plant to produce more water and an expansion at the wastewater plant to treat the water. For the sewer system the infiltration can be as high as 50% thus putting an undo load on the system and the treatment plant. The city should consider a building moratorium until the infiltration of groundwater into the sewer system is reduced so as to create more capacity to allow more home to be built.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Tom Hastings <tomwhastings1@gmail.com>
Sent: Thursday, May 4, 2023 2:14 PM
To: Jay McGowan; Planning; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Say No to 47 Degrees North
Attachments: Say No to 47 Degrees North- Tom Hastings.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To City of Cle Elum Planning Department, Mayor, and Council Members:
Please see the attached letter.

I ask that you say no to the proposed development based on the poor state of the water and sewer infrastructure.

- The city water and sewer infrastructure are not capable of handling the additional demand/flows at this time. Per the Department of Health Water Use Efficiency Report for 2022 the city reported to be missing 33% of the water produced. That is 148,945,980 gallons of water annually or 283 gallons per minute non-stop for the entire year. How can the city consider adding more homes when they are already missing so much water? In fact, per reports the city has been missing more than 100 million gallons of water each year for the past four years. I would ask that the city consider a building moratorium until the missing water is reduced to less than 10% annually. The sewer system has inflow and infiltration issues as well. The infiltration can be as high as 50% thus putting a high flow load on the collection system and the treatment plant. This could result in sewage spills and/or compliance issues at the treatment plant. The treatment plant will also require expansion to be able to handle the additional flows and loading from the new development.
- If the city allows this development to be built there would have to be an expansion of the current water system to produce and store more water and an expansion at the wastewater plant to treat the water. Does a city have a plan in place to force this development to pay all expansion costs? Or is the city planning to spread these costs out to all rate payers? Does the city have the correct connection fee schedule in place to recoup the costs of expansion?

Thanks
Tom Hastings (professional water and sewer operator)
1016 Denny Ave
Cle ELum, WA 98922

Virgil Amick

From: Tom Miller <sgmillerwa@gmail.com>
Sent: Tuesday, June 20, 2023 6:27 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

June 20, 2023

To: Cle Elum Planning Department

Cle Elum Mayor and City Council Members

119 W First St

Cle Elum, WA 98922

Attention: Planning Department/47 Degrees North

As a registered voter of Kittitas County and Roslyn/Cle Elum school board member, I am writing to voice my very strong objection to the Sun Communities 47 Degrees North proposal for the Bullfrog Flats property.

The proposed manufactured home / RV park:

- is not consistent with the City of Cle Elum or Upper Kittitas County, a fundamental requirement of the current zoning for the property
- is not a natural extension of city neighborhoods as originally envisioned and planned
- does not address the affordable housing crisis because of the lack of land ownership by tenants
- is wholly owned by a large, out-of-state publicly traded corporation whose fiduciary duty is to its shareholders with no long-term vested interest in the Upper Kittitas County
- does not contribute sufficient revenue to offset the serious impact on roads, police, fire, schools, emergency services, hospitals and other public services

- will create extensive and unaddressed traffic congestion access conditions that will reduce emergency vehicle access and require additional revenue from existing homeowners and businesses to address

The proposal is not a modification of the original agreement, it is a complete rewrite that is unacceptable to the surrounding community. If you believe this development is best for the City of Cle Elum, then route all of the traffic for this development through the city and not on the county road, Bullfrog Road. The City of Cle Elum and Sun Communities should bear 100% of the cost and traffic impacts of this development.

This proposal does virtually nothing to address the affordable housing crisis in Kittitas County. The proposal didn't even take the time to understand how the local median income percentage is applied when qualifying for low income housing assistance. Unless home (and land) ownership is included, you are "kicking the (affordable housing) can down the road" and not solving anything.

This proposal is built on a lot of subsidies by the taxpayers of Cle Elum and Kittitas County. That is both unwise and unfair. This is a for profit company. If it is such a great plan and proposal, it should more than pay for itself on its own.

Residents of the City of Cle Elum and the surrounding community have been unified and clear in their opposition to this proposal. The latest proposed business park modification goes against Cle Elum's commitment to support and build up the businesses downtown. Diluting traffic to downtown will hurt businesses and go against all the effort that has been put into revitalizing downtown.

The schools will be hurt by this proposal. There is not enough tax revenue generated by this development to pay for the necessary increase in physical plant at the Cle Elum/Roslyn schools. Addressing that shortfall will land on the shoulders of local residents and businesses to raise their bond levies to address. Sun Communities will not pay their fair share as they potentially increase the number of students by 25% – 30%.

For all of these reasons above, I respectfully urge the City of Cle Elum to DENY this proposed major amendment and retain the current approved land use for the Bullfrog Flats property.

Susan Miller

111 Ocean Spray CT

Cle Elum, WA 98922

Sent from Mail for Windows

Name: TOM PHAM

Address: 70 Ponderosa Lane
Ronald WA

Email: THUANDP@HOTMAIL.COM

Phone: 206 851 1982

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: T Schu <tonyschumacher3@gmail.com>
Sent: Sunday, June 25, 2023 8:38 AM
To: Planning
Subject: 47 Degrees North Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Thank you
Tony & Ari Schumacher

Virgil Amick

From: Tonya M <tjmorrey33@gmail.com>
Sent: Monday, June 26, 2023 9:08 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Cle Elum Planning Department,

I am writing to inform the city of my very strong opposition to the Sun Communities 47 Degrees North proposal for the Bullfrog flats property. The proposed development results in many negative impacts, including:

- Decreased level of emergency medical services
- Decreased level of police protection services
- Decreased level of fire protection services
- Increased traffic with a high volume of large recreation vehicles
- Increased tax burden on existing property owners to pay for aging infrastructure
- Increased second home ownership within a private resort
- Adverse impacts to downtown businesses as a resort environment drives dollars to remain within the resort
- Missed potential to increase jobs as the development offers little adequate affordable housing opportunities in relation to the number of workers necessary to support multiple resorts in the area
- 90% of profits will be sent out of our community to non-local investors

These negative impacts do not only affect Cle Elum, but the rest of Kittitas County as well.

I've worked in Cle Elum for the last 2 years and feel fortunate to have been able to find a home to rent in Cle Elum this year. As young adults, my partner and I face the sad reality that we are unlikely to ever be able to afford to own a home for a family in Cle Elum. This development will bring in more employees, increasing competition for affordable housing in Upper County that will not be provided in large enough quantities by 47 Degrees North.

Upper Kittitas County is not in a position to support the scale, infrastructure, or dramatic increase in residents and visitors such a fast buildout requires. I call on the City of Cle Elum to listen to the many requests of local residents and DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely,
Tonya Morrey

Name: Traci Jones

Address: PO Box 195
Easton WA 98925

Email: tjloves2fish@yahoo.com

Phone: 509-304-8644

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jones

Signature

Travis Norrbom
6/9/2022

Dear Cle Elum city council, I am writing to express my deep concern regarding the proposed development project at 47 Degrees North in Cle Elum, Washington. As a conscientious resident and advocate for environmental preservation, I believe it is crucial to address the potential adverse impacts this development may have on the local ecosystem and surrounding environment.

Cle Elum's natural beauty, diverse wildlife, and delicate ecosystems are invaluable assets that require careful protection and management. Any significant development project, especially one located within such a pristine area, must be evaluated with utmost scrutiny to minimize its potential negative effects.

First and foremost, the environmental impact assessment should include a comprehensive evaluation of the project's effects on the local flora and fauna. Cle Elum is home to a wide range of plant and animal species, including several endangered or threatened ones. Any disturbance to their natural habitat or disruption of migration patterns could have severe consequences for their survival.

Additionally, the project's impact on water resources must be thoroughly examined. Cle Elum Lake and surrounding water bodies are not only important for their aesthetic and recreational value but also crucial for the sustenance of various aquatic species. The development's potential effects on water quality, quantity, and runoff management should be studied to prevent contamination, erosion, and other detrimental consequences.

Moreover, the increased human activity associated with the development may lead to issues such as air pollution, noise pollution, and light pollution. These factors could significantly impact the quality of life for both wildlife and nearby communities. Proper mitigation strategies should be implemented to minimize these disturbances and maintain the overall environmental balance.

Furthermore, it is essential to consider the long-term sustainability of the development. Adopting eco-friendly building practices, utilizing renewable energy sources, and incorporating green spaces can help mitigate the project's carbon footprint and promote a more sustainable future for Cle Elum.

Given the potential gravity of these concerns, I kindly request that the responsible authorities conduct a thorough and transparent environmental impact assessment for the proposed development at 47 Degrees North. It is imperative that all relevant stakeholders, including local communities, environmental organizations, and scientific experts, are included in this evaluation process to ensure a well-rounded and unbiased understanding of the potential consequences.

Name: Travis Sanders Date: 6/14/23

Address: 150 Coal Spur Ln
Ronald VA 98940

Email: sanders.travi72@gmail.com

Phone: (509) 649-3085

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

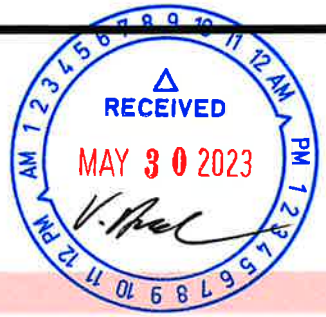
- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the *rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and* utilities which will be separated from the rest of the city. It will create a private city within a city, <u>forever</u>.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, <u>forever</u>, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.
- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has *invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states* that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- <u>Denial</u> of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick



From: Trever Tillman <trevertillman@gmail.com>
Sent: Friday, May 26, 2023 11:16 AM
To: Planning
Subject: 47 Degrees Noth

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. I've been a Cle Elum resident for the last 3 years and owned recreational property on the Yakima River. I've moved my family moved here to enjoy the small-town feel, gracious residents and the tremendous opportunities for recreation and simply enjoying our quiet outdoors.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Trever Tillman
Cle Elum Resident

Virgil Amick

From: Trevor Bennett <tnbennett@gmail.com>
Sent: Wednesday, June 7, 2023 6:02 PM
To: Planning
Subject: Planning Department/47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City Council,

The 47 Degrees North Project cannot be allowed to be built. Through careful planning and development Cle Elum has become an amazing community to live in, work in and visit. Yes, my home is a second home, but i plan to retire there just as soon as I can. Please don't allow the community to change in a drastically wrong way. Once it is done it can't be unwound. Cle Elum will change but please help guide the change carefully and do not allow a massive trailer park to be built.

Sincerely,
Trevor Bennett
810 Larkspur Loop
Cle Elum
206-940-2558

Name: Trisha Fitzpatrick

Address: 1320 Mountain Creek Dr

Cle Elum, WA 98922

Email: trishafitzpatrick@hotmail.com

Phone: 253-732-0318

Date: May 21, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create enough tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, which will be a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Trisha Fitzpatrick

Signature

Name: Trisha Fitzpatrick

Address: 1320 Mountain Creek Dr
Cle Elum, WA 98922

Email: trishafitzpatrick@hotmail.com

Phone: 253-732-0318

Date: May 21, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

Negative Impact of 47° North

Decreased level of service for EMS

Decreased level of service for fire protection

Decrease level of service for police protection

Increased traffic burden on 2-lane roads

Increased tax burden to pay for aging infrastructure (water, sewer, power, roads, EMS, schools, police,)

Doubling the population of Cle Elum within 6 years

Profits sent out of our community to Wallstreet investors

Largest private trailer park community west of the Mississippi

Wildfire risk due to limited ingress & egress: **Paradise Fire 2.0**

For these reasons, and so many others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Trisha Fitzpatrick

Signature

Virgil Amick

From: Tyler Price <tyler.g.price@gmail.com>
Sent: Monday, May 22, 2023 11:35 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; sbayhansenm@cleelum.gov; Steven Harper; mlundh@cleelum.com; slackey@cleelum.com
Subject: 47 Degrees North Major Amendment Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: CIty of Cle Elum--Mayor, City Council Members, Planning Department
119 West Firdst Street, Cle Elum, WA 98922

Re: **47 Degrees North Major Amendment Proposal**

I am writing to inform the city of my very strong opposition to the Sun Communities 47 Degrees North proposal for the Bullfrog flats property. The proposed manufactured home/RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts on the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tyler Price
264 Black Nugget Lane
Cle Elum, WA 98922

--
Tyler Price | 206-251-4035

Name: Valerie O'Leary

Address: 31 Elk Sedge

Email: oleary1010@msn.com

Phone: 206 601 2315

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Valerie McOleary

Signature

Name: Vayden Hicks Date: 6/21/23

Address: 621 Equinox Drive, Cle Elum, WA 98922

Email: vaysi@me.com

Phone: (206) 607-7788

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Vayden Hicks

Signature

Virgil Amick

From: Vayden Hicks <vaysi@icloud.com>
Sent: Wednesday, June 21, 2023 4:35 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: Petition to stop 47 North
Attachments: Stop47DegreesNorth-Sample-Letter.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear all,

I am writing as a twenty-two year old, newly graduated, Cle Elum resident to implore you to deny the Sun Communities 47 North amendment proposal. As someone who has Cle Elum and Roslyn woven tightly into their family's history, my parents, grandparents, and great-grandparents all have had the honor of living in and alongside the residents of these two beautiful towns. Their beauty not only comes from the appreciation and preservation of the nature, but also in the camaraderie and shared respect for one another and the town.

I recognize I am young. Some may even argue I've barely made it to the 'real world'. I mean, I've never even written a letter in opposition before. But there are certain things that throughout my life, have seemed starkly right and wrong. Having attended the University of Washington in Seattle, I am very used to development, it seems like there are ten new buildings every week. I think development can be great, it can bolster school systems, local businesses, and create a healthy city buzz. However, I have also seen firsthand the outcomes of rushed, poorly thought out, and non-community supported developments, and it kills neighborhoods. It drives people away, pushing them to move elsewhere. Seattle is seeing huge influxes of new people but more alarming are the massive migrations of people native to Seattle out of the city. Much of the development has been done poorly and it's pushed people out, it's changed the culture, and it's irrevocably transformed the city. Seattle can survive because it's a metropolitan city, but Cle Elum can't. By voting yes on this proposal, you inevitably drive Cle Elum residents out due to pricing, congestion, and feeling unrepresented. The current residents are the backbone of the city, them leaving destroys the charm of it and it will lose any curb appeal it has. Yes, it's beautiful, but a massive influx of non-invested, non-respectful, RV residents isn't going to positively impact the city, it will destroy it. If the backbone fails, the whole system will collapse and no one will want to visit, it will be a ghost town.

The proposed development quite literally has bad written all over it, it is poorly designed and a clear representation of prioritizing personal interests over community. Prioritizing the well-being and experiences of tourists not even in the town yet over invested residents with generational ties is quite literally embarrassing and in violation of the reasons each of you ran for office, to represent the community. The amount of push back on this proposal should give you all the clarity you need, as representatives of the city's interests, **not** of future tourists, to make the ethical, correct decision for the longevity and preservation of the city. Thoughtful development in Cle Elum could be wonderful, but this is not the right kind of development.

The original zoning protected residents, nature, and balance. This proposal wants to extinguish all the protections designed to preserve that. I believe in Cle Elum's ability to thrive and draw new people in, but a rapid RV expansion that completely defies the very protections to prevent it, is not the way to go.

I urge you to make the decision on behalf of the well-being of your existing residents. If the worst case scenario isn't one that still benefits the existing community, it's not the right choice. Don't turn your back on the people who depend on you. Vote no on the Sun Communities 47 North amendment proposal.

Best,
Vayden Hicks

Name: Vicki Butler

Address: 590 Airport Rd
Cle Elum, Wa 98922

Email:

Phone:

Date: 5/30/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Virgil Amick

From: Vicki Loiseau <lawhoeburg@yahoo.com>
Sent: Tuesday, May 23, 2023 8:49 PM
To: Planning
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

May 23, 2023
To: City of Cle Elum – Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

We are writing to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.
The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
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- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,
- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Leri and Vicki Loiseau
110 W 6th Ave #173
Ellensburg, WA 98926

Name: Victoria Jarvis Date: 06-19-23

Address: 101 W. Hoffmanville Ave (PO Box 525) Roslyn WA 98941

Email: victoria.jarvis@gmail.com

Phone: 510-305-9352

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community should not take place because:

- Continued unchecked development cuts into habitat and will cause increased problems for wildlife.
- We already have terrible congestion. This development will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. In an inevitable emergency, the entire city of Roslyn and their safety will be threatened by this development.
- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.
- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.
- This will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. We do not have the infrastructure to support upper Kittitas County as it currently exists. The development would exacerbate current problems.
- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
- The 903 where Sun wants to have the new retail center is already too congested.
- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Please listen to what the residents of upper county want and need. We do not want or need this development.

Respectfully,

Victoria Jarvis

Name: Vicente Benavides

Address: 1161 Wood Duck Rd.
Cle Elum, Wa. 98922

Email: chente.cem@gmail.com

Phone: 509) 393-3000

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Virgil Amick

From: Virginia Bassetti <virginiabassetti@gmail.com>
Sent: Tuesday, May 2, 2023 12:25 PM
To: Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Sarah Lackey; Matthew Lundh
Subject: 47 Degrees North Major Amendment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

– is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
– provides no significant benefits to upper valley residents and tax payers, but
– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
– will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to

pay for, essentially a subsidy for a private business,

– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Virginia Bassetti

Po Box 702 Roslyn, WA 98941

Virgil Amick

From: Artist Roslyn <artist.roslyn@gmail.com>
Sent: Sunday, June 25, 2023 8:50 PM
To: Planning
Cc: John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey; Jay McGowan
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum.
I feel sure the voices against this development have well covered the pitfalls of such an endeavor, so I'm going a different way.

1. A few years ago the Dept of Commerce and the US Forest Service joined together to study 'Outdoor Recreation'.
The study showed that Outdoor Recreation was the 1st Gross National Product. This study did not count yachts and such pleasure boats, So, why is Kittitas county not preserving and promoting our natural resources? Roofs are not a renewable source of income.

2. In answering a question I had posed, a local politician shrugged and said,'That's Progress.'
I now wonder what we are progressing toward and what's our ultimate destination?
Do you know?
I'd like to see some deep forward thinking. I'd like our politicians do some critical thinking. . . to step out in a fresh direction. The same old stuff hasn't worked, has it.

3. You bet I am against 47 Degree North, along with other mindless developements.

Thank you for hearing me out.
Virginia Lund
6360 Upper Peoh Point Rd., Cle Elum, WA

Virgil Amick

From: sales <sales@nwpbp.com>
Sent: Wednesday, May 31, 2023 6:14 PM
To: Planning
Subject: Subject : 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department

I'm writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. We moved here to Suncadia Resort to enjoy the small-town feel, gracious residents and the tremendous opportunities for recreation and simply enjoying our quiet outdoors and wild life.

What is being proposed in the current 47 Degrees North plan is going to permanently scar this beautiful place, cause irreparable harm to our shared lands, swamp the area with a new "instant city" of visitors with their RVs, motorcycles, boats and snow machines and is completely out of step with the character of Cle Elum and the surrounding areas. This is not the legacy you would be proud to leave behind.

These are the key issues that I strongly object to:

1. This project will be the largest manufactured home/RV park on the West Coast. Pouring thousands of visitors to our already overcrowded rivers, lakes, camp sites and playgrounds. This proposed project is way too much too fast. A slow growing community like the original plan makes so much more sense for handling infrastructure, creating meaningful jobs. A measured slow and steady growth is welcome.

2. This proposed development provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, medical facilities and other public services that can't be (or won't be) fully mitigated by the developer.

3. I-90 in both directions on a Sunday afternoon is currently gridlock.....adding 600+ RVs towing boats, motorcycles, snow machines etc. will make I-90 impassable. If this project happens, we can add Friday afternoon I-90 gridlock to the mix.

4. Wildfires are inevitable - God forbid one rips though our community we will be forced to compete with thousands of people evacuating RVs on one two lane road. Weve seen it before in Paradise California- complete pandemonium and disaster. Not to mention an impassable gridlock for the firefighters.

5. As I'm sure you are aware, Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it.

For these reasons, and many more, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Vladimir and Natalya Monich

491 Rocking Chair Rd

Cle Elum WA 98922

BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

June 23, 2023

VIA E-MAIL TO planning@cleelum.gov

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

Re: 47 Degrees North

Dear Planning Department:

Members of the Washington State Horse Park Authority board ("WSHPA") have reviewed the various documents provided by the City of Cle Elum ("the City") for public comment regarding the Sun Communities ("Sun") 47 Degrees North project. We also have met via Zoom call with Sun's representatives to discuss questions and issues relevant to Horse Park operations.

Background

Eight easement and license agreements signed in 2010 describe WSHPA's rights to use various parcels included in Sun's application. These ancillary agreements are available in the following link https://drive.google.com/drive/folders/1A35R5uOvXb3VncT2-cWFBdf6DzSJwt7x?usp=sharing.

WSHPA Comments on the Application

The following comments correspond to the maps in the package entitled "Master Plan Update for 47 Degrees North."

Map C000 defines the project site in blue, but the defined area does not encompass the 150 foot strip between the Horse Park and I90. This parcel has ongoing operational significance to the Horse Park and is governed by the Easement and Agreement for Noise Control. ***Sun stated in our meeting that it intends to dedicate this parcel to the City.*** This should be reflected on the site plan and memorialized in the city's decision.

Map C001 and C002 represent Context and Existing Conditions respectively. C001 shows some dashed yellow lines that are not defined, but seem to be only part of the dirt road layout. The overall riding trail system and cross country tracks are not depicted, but these are existing

conditions that should be shown. ***Labels on map C002 are very difficult to read and Sun has committed to provide a more legible version so that the Horse Park can verify that each of the easements and licenses are accurately reflected.*** We request that you provide us with the opportunity to review and comment on a more legible version of this map when it is submitted.

C003 shows the Reserve Parcel as 55 acres as opposed to the 63 acres referenced in earlier documents. ***Sun advised during our Zoom call that the 55 acres was not intended to encompass the entire open space area set aside as the Reserve. Sun agrees that the entire Reserve is 63 acres and includes the slope along the northern boundary as depicted on map C004.*** It would be useful for a note to be added to C003 acknowledging this.

The 8 acres previously designated for affordable housing at the Horse Park's northeast corner is to remain open space. ***Sun stated that this is a potential location for a horseback riding amenity for its guests that Sun would construct at its own expense and that ideally the Horse Park would manage. Details of such an arrangement were left for future discussion.***

C004 shows "public trails" marked with blue dotted lines. Application documents state there will be "approximately 6 miles of trails developed and maintained by Sun Communities open for public use," and "an entire trail network designed for hiking, biking and equestrian uses." There are ***no details available at this time about the equestrian trails including the envisioned locations, overall distance or how they relate to the location and composition of the hiking and biking trails.*** These details are critical because, as we have discussed in previous meetings with Sun representatives, horses are "prey" animals and their natural reaction to sudden visual and/or sound stimulus is to flee. It is essential to understand this response mechanism and minimize conditions that trigger it and which pose serious risk to the rider, the horse, as well as other people, animals and property close by. If the intended equestrian trails are not "horse-friendly" and safe to use in practice, they will not be utilized. We are particularly concerned about this issue because previous "commitments" by Suncadia to provide access to equestrian trails in the master planned resort (see Reciprocal License Agreement for Use of Equestrian Trails on the MPR, Horse Park and Bullfrog Properties) through the equestrian tunnel and under the Cle Elum river bridge to "west side trails" never materialized. ***Sun stated it is its goal to work with the Horse Park to continue to be a destination serving the regional horse community by providing a safe and appealing riding experience through the beautiful woodland open spaces we all cherish and are striving to protect. Specific details of the trails are to be provided by Sun with subsequent planning documents to ensure they meet equestrian needs.***

Specific comments regarding the indicated trail locations:

- The main east-west trail is depicted along the Horse Park's northern property line and adjacent to the maintenance and storage areas and our competition arenas. This close proximity poses significant safety and security concerns. ***The Horse Park would like the***

hiking and biking trail moved to the top of that slope, while the equestrian trail could stay as indicated with fencing installed near its property line to separate trail activity from and protect Horse Park property and visitors. This would locate the equestrian trail within the parcel covered by the Easement Agreement for Spectator Area#8).

- There is some type of dotted line route depicted between the RV resort and residential development which crosses the trail leading north-south between the Horse Park and the equestrian tunnel. There is an Easement Agreement for Access between the Horse Park and Bullfrog Tunnel which protects the Park's rights to use that trail. ***Therefore, the Horse Park would appreciate learning details about the uses Sun has planned for that connection, how it will be constructed and how horse crossing will be safely controlled.***
- ***Sun will provide a more detailed view of how the proposed public trail relates to the slope road/equestrian trail that leads to/from the Managed Open Space.*** The Horse Park constructed this route and its rights to use it are protected by the Access Easement between Event Area and Horse Park
- Horse Park would like to see similar ***details about how the public trail relates to the Horse Park's cross country tracks that are in place in the Managed Open Space***. Please refer to the Event Area License Agreement.

Aside from equestrian uses, there is uncertainty about the activities and amenities Sun envisions for the Managed Open Space and the Reserve parcel and their location***? Sun stated that there are very limited uses allowed by the Kittitas Conservation Trust in the Managed Open Space and in the River Corridor. Sun envisions that these same restrictions that allow only "casual" and "passive" uses will be applied in the Reserve parcel. The Horse Park needs to review the KCT restrictions that Sun is referencing to understand Sun's intentions. Sun did state that it is their intent that the trails they create "do not provide friction with the Horse Park trails" and that their interests in providing safe, horse-friendly riding trails are "perfectly aligned" with the interests of the Horse Park. Conditions need to be incorporated into Sun's plans or imposed by the City to assure these intentions are realized.***

The following issue was not discussed***: How does Sun plan to control public access during Horse Park events when the Reserve parcel and/or the Managed Open Space will be in use?***

C005 reflects a short section of Douglas Munro Blvd. that is to be dedicated to the City. ***The Horse Park pointed out that there are other parcels included in Suncadia's commitment for the entry road to the Horse Park, and would like to know if there is any misunderstanding about that which could impact Horse Park operations.*** Please refer to the Easement for Vehicular Access to the Horse Park.

C006 and C007 show two dashed lines between residential unit numbers 37-38 that would become the reciprocal emergency access for 47 North and the Horse Park. We are concerned that the roadway through the residential development to the exit onto Bullfrog Road is long and circuitous

for vehicles that may be towing horse trailers in an emergency. ***The Horse Park is requesting that Sun create a short emergency-only egress road from the cul de sac at unit #1 to Bullfrog Road to address this important emergency response need. This small area is already cleared for access to the powerline and the equestrian tunnel.***

Very truly yours,

BRICKLIN & NEWMAN, LLP

David A. Bricklin

DAB:psc

Name: Wendell Saville

Address: 1450 Kittitas Hwy.
Ellensburg, Wa. 98926

Email:

Phone: 509-929-0161

Date: 5-15-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Wendell L. Saville

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

This development would Ruin our upper Kittitas County.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Wendi Bogaard

Address: 390 Fortune Creek Lane
Cle Elum, WA 98922

Email:

Phone:

Date: 6/9/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Wendi Bogaard
Signature

June 22, 2023

Wendy Darcy
4760 Emerick Road
Cle Elum, WA 98922
wgdarcy@yahoo.com

Mayor McGowan and City Council members
c/o City of Cle Elum Planning Department/47 Degrees North
119 West Front Street
Cle Elum, WA 98922

RE: 47 Degrees North Amendment Proposal

Dear Mayor McGowan and City Council members,

As a member of the City of Cle Elum, I am writing to request that you DENY the proposed Amendment submitted by Sun Communities regarding the 47 Degrees North for the Bullfrog flats property. I will outline a few of my reasons below and respectfully request that you will take this into consideration for your determination.

Impact to Vital Emergency Services

I reviewed the Addendum to Final SEIS and am baffled at the estimated impact to emergency services, baffled in the sense it is drastically underestimated. For those that live and reside in Cle Elum, we are all aware of the stress that has been placed upon emergency services due to the influx of population over the last few years related to the COVID exodus of the westside residents. Why would the Council agree to this Amendment and even further worsen the situation?

Based on the amended proposal, all residential and RV buildouts will be on an accelerated schedule and completed by 2028 - only 5 short years away!! The estimated Resident / RV population will more than **DOUBLE** the current population of Cle Elum in that same timeframe. The pandemic occurred three years ago, and emergency services are STILL struggling to meet the influx of demand. To place further unnecessary stress upon emergency services is not only illogical, it will be detrimental and lead to the unnecessary loss of life. There is **no way** that emergency services can grow at the rate of the 47 Degrees North population, and before you know it, things will escalate to a level where emergency calls cannot be answered due to limited available resources. What if emergency services cannot make it to your loved one? Is that acceptable? I call it a recipe for disaster.

I also noticed in the SEIS that, although the construction will be on an accelerated 5-year schedule, the cost impact to Fire and Police is spread over 14 YEARS! That doesn't make sense and the numbers do not add up. The influx of population to Cle Elum will be instantaneous – almost overnight. Not gradually increasing over 14 years. The cost of emergency services will skyrocket at an unprecedented level that cannot be met and there will not be the necessary funds to keep up with demand. To forecast the cost impact to the city of Cle Elum based on current budget is *grossly* underestimating the impact of 47 Degrees North, especially given the fact that emergency services are also comprised of many volunteers and therefore, are not reflective within the current budgetary costs. In my opinion, since this development will more the DOUBLE the current population of Cle Elum, it is realistically expected that the impact to emergency services will also DOUBLE during that same timeframe. In fact, due to the

transient nature of the RV visitors, I would even argue that the impact to the City of Cle Elum is more than double. In the SEIS, the RV Proxy Population was estimated to be 1.5 times the number of RV sites (a population of 941 for 637 RV sites). Extrapolating that calculation, it is therefore reasonable to expect that the impact to services will be closer to 1.5 times the current level! I do not believe that there is a labor pool in the area that can support this type of growth and retention for emergency services.

I read through the SEIS, and Sun Communities is NOT providing their own emergency services. In fact, they are NOT committed to do anything for the overall Cle Elum community at all. Emergency services for Sun residents or RV visitors are the FULL burden of the city of Cle Elum and Kittitas County. Therefore, Sun Communities is the ultimate game player making all the rules, reaping all the income, with no commitment or desire to assist with the infrastructure costs that will be required to care for those who are on their premises. They are basically building a fortress without the desire or willingness to ensure the emergency services are in place to care for those who will reside or visit Sun Communities. This should be a big red flag to everyone that Sun Communities is it for the money and bottom line, there is no care regarding the impact to the City of Cle Elum or its citizens.

Traffic Impact

The Narrative and SEIS both contain a lot of data regarding the impact of 47 Degrees North on traffic and roads. However, I found it interesting that none of the data or analysis seemed to take into consideration the special characteristics of an RV / Travel Trailer such as wider turning radiuses and much longer / wider vehicles than the standard car or truck. Given that the Amended proposal includes 637 RV sites, this is a fundamental characteristic that is completely left out of the traffic studies! I therefore conclude that any of the traffic studies or analysis completed for this Amendment be rejected and not relied upon for any realistic impact to the traffic.

As I was reading through the Narrative, I noticed one statistic that stood out to me. On page 7 under section #3 The Recreational Resort, the last sentence of the first paragraph reads:

"Based on seasonality and the flow of guest arrivals, Sun's operational forecasting indicates only fifteen (15) days a year with more than 200 guest arrivals. The entrance area of the Recreational Resort is designed to accommodate without impact to traffic (or traffic queueing) on Bullfrog Road."

This number seems extremely unrealistic to me. If the RV park will contain 637 sites, and it is expected that the majority of the visitors will be weekend travelers, why wouldn't the analysis consider at least a higher percentage of arrivals on any given day? If 637 RV and travel trailers are descending upon Cle Elum EVERY weekend between Memorial Day and Labor Day, this will have a DRASTIC and FATAL impact to the area!

For those familiar with the intersection of Hwy 18 and I-90 on the west side, you know the impact traffic has done to a major intersection – traffic is backed up on I-90 in both directions for miles and miles. Road rage breaks out. Accidents occur. It's gridlock. Now imagine the same traffic trying to enter and exit along Bullfrog Road. Along that stretch of I-90, though, there are only two lanes in each direction. The exit ramps are very short and will not accomodate a large volume of traffic. In a very short time, the traffic will begin backing up onto I-90 in both directions. That would be catastrophic to anyone that travels the I-90 corridor! Not only that, it is a recipe for disaster – road rage, people driving on the shoulder or weaving in and out of backed up traffic, vehicles running out of gas on the freeway from

sitting too long, and many other scenarios too numerous to list. This is NOT the vision of a small town such as Cle Elum. This is the vision of a greedy corporation and blind city leaders that were led down a yellow brick road of empty promises.

City leaders need to address the current traffic issues that already face the City of Cle Elum before allowing a development of this size. Need I remind you of the recent Memorial Day weekend when traffic was backed up on I-90, cars were cutting through South Cle Elum – literally trapping residents in their own homes as they could not leave. I also saw posts on Facebook that the people stuck in the traffic were jumping out of their vehicles and leaving human waste in yards as they needed to relieve themselves – the same for dogs and kids that were in the stuck vehicles. Is this your vision for Cle Elum? What about quality of life? What if there is an emergency such as a wildfire and nobody could get out and emergency vehicles could not get in?

Like Reply 28m

Jeff Myers
Upper Peoh before Mohar

Like Reply 28m

Jeff Myers
Upper Peoh at Mohar

Like Reply 21m

I-90 15 mph westbound rolling stop. No one's going anywhere very soon.

Vision of the City

I was recently reminded of Mayor McGowan's vision of the City of Cle Elum when he was elected in 2015 (based on an article in the Daily Record November 2015). His vision was for small, independent businesses. He also stated that his vision for Bullfrog Flats area be "developed into some kind of research campus". And the Mayor then goes on to state that without someone "who is very savvy we will have no one to protect the city." Hence, Mayor McGown, the plea from those who have voiced their concern regarding 47 Degrees North, PLEASE PROTECT THE CITY.

Also, a reminder of the vision for the city from the Comprehensive Plan which was just adopted in 2019: *"Cle Elum's evolving character will depend in large part upon the type of community the citizens will support through its land use policies. Future land use patterns will strive to reflect the small town qualities, rich cultural history and natural beauty that current residents expect and desire to preserve. Cle Elum strives to function as a 21st century city while retaining its 19th century feel. "*

In closing, I implore the City to DENY this proposed major Amendment and retain the current approved land use for the property.

Respectfully,

Wendy Darcy

Signature

May 13, 2023

Wendy Evans
230 Black Nugget Lane
Cle Elum, WA 98922
wendyevans07@outlook.com
425-305-7718

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I oppose Sun Communities 47° North proposal for the Bullfrog flats property. I am in agreeance with my community members and concur that your proposed development is detrimental to Cle Elum as follows:

- It is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- It is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Wendy Evans

From: Wendy E Hansen
Sent: Thursday, April 13, 2023 4:16 PM
To: Planning
Cc: Jay McGowan; Ruston Weaver; John Glondo; Ken Ratliff; Beth Williams; Mickey Holz; Steven Harper; Matthew Lundh
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

City of Cle Elum – Mayor, City Council members, Planning Department,

Re: 47 Degrees North Major Amendment proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

– is not in character with the City of Ce Elum or the upper valley (a fundamental requirement of the current zoning for the property),
– would create a new and separate private tourist resort and not a natural extension of city neighborhoods as originally envisioned/required by city zoning and current approvals,
– is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publically traded corporation who's fiduciary duty is to its shareholders,
– provides no significant benefits to upper valley residents and tax payers, but
– will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
– will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
– Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Wendy Hansen

191 Whisper Creek Dr
Cle Elum, WA 98922

Name: Wendy Kohl

Address: P.O. Box 487
801 E Helen Lane Cle Elum, WA 98922

Email: wendy@acbdnl.com

Phone: (509) 674-5010

Date: 6-23-2023

emailed to Planning@cleelumwa.gov

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

W Kohl

Signature

Name: _Werner & Christiane Leibrandt_ Date: _June 23rd, 2023_____

Address: _250 Morning Star Ln, Cle Elum, WA 98922_____

_____

Email: _Werner.Leibrandt@live.com_____

Phone: _(425) 647-4511_____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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Respectfully,

Werner Christiane Leibrandt

Signature

Virgil Amick

From: Werner Leibrandt <werner.leibrandt@live.com>
Sent: Friday, June 23, 2023 8:44 AM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North
Attachments: 47 Degrees North - LEIBRANDT Family.jpg

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear members of the Cle Elum City Administration,

I hope this email finds you well.
We are writing you to express our appreciation for the work your administration is doing but would like to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.
The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, we implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Please let us know if you have any questions.

Respectfully,

Werner & Christiane Leibrandt
Cell: (425) 647-4511

Name: _Werner & Christiane Leibrandt_ Date: _June 23rd, 2023_

Address: _250 Morning Star Ln, Cle Elum, WA 98922_

_____

Email: _Werner.Leibrandt@live.com_

Phone: _(425) 647-4511_

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Respectfully,

Werner Leibrandt Christiane Leibrandt

Signature

Virgil Amick

From: Wescott Peterson <wescott@cagowanlaw.com>
Sent: Monday, June 26, 2023 4:59 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council members,
The question before you is should a monied entity be allowed to redefine a plan that was over time developed with certain goals in mind, to a plan that benefits the entity's shareholders, but not the shareholders of Upper Kittitas County- we the people! This proposal fails in many fundamental ways, but in one simple aspect, the fact that the proposal would not encourage home and property ownership, but rather a tenuous lease of property, leaving the Upper County with residents not tied to the land and the rights and expectations of an actual home owner. This is a very bad equation!
Growth and expansion in the area are inevitable, but it should be limited to people with skin in the game, not "investors" who would probably never see the Upper Kittitas County.
Please reject this proposal!!
Sincerely,
Scott Peterson
Sent from my iPhone

Name: Wesley Stone Date: 5/14/2023

Address: 230 Goat Creek Lane

Email: 206DETAIL@Gmail.com

Phone: (206)353-3456

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Wesley Stone

Virgil Amick

From: Will Haag <willhaag22@gmail.com>
Sent: Sunday, June 25, 2023 6:39 PM
To: Sarah Lackey; Planning; Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh
Subject: Opposed to 47 degrees North Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,119 West First Street, Cle Elum, WA 98922

From: Will Haag. 1604 Marian Dr

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property. Please!

Respectfully,

Will Haag

Name: William Hicks

Date: June 21th, 2023

Address: 621 Equinox Road

Cle Elum, WA 98922

Email: will@saplingwealthmanagement.com

Phone: 206-281-4055 (work)

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

My name is Will Hicks and our family owns a house located on 621 Equinox Road in Cle Elum. I own and run Sapling Wealth Management, LLC, a family-run investment advisory firm that serves individuals and small business 401(k) clients in the Western & Central Washington area. Of the approximately 1,000 participants in 401(k) plans that I manage, 20% live in the Central Washington area.

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property.

I have made it a strategic focus to expand the family business we run in the Central Washington area, as I believe these communities are largely underserved from the standpoint of higher-level financial advice at a reasonable fee. This is also an area where I personally wanted to make a larger commitment of my time and invest myself in the local community. I was incredibility impressed by the 2018 Cle Elum Downtown Master Plan, which we examined before we committed to buying a house in the area. This is an incredibly thoughtful piece of urban planning and it works well with the other plans for the area, such as the 2002 Bull Frog Flats plan. I found the published document to be a thoughtful long-term plan which clearly reflected a community that was willing to work together to achieve a common goal.

My strong objection to the 47 Degrees North Project is on multiple levels.

- **Development Is Necessary and Positive, But This Plan Is Not a Good One:** I will support most any development that supports the city's long term planning objectives. I strongly believe Cle Elum can, and should, have a strong development emphasis in the next few decades. In fact, the 2018 master plan was one of the major reasons I chose Cle Elum to purchase a home, because the community had a shared vision for future development that was thoughtful and well considered. However, does this development support the city's comprehensive plan for its community? Is this plan in keeping with the zoning for this parcel? I feel the easy answer to this question is no. The proposed 47 Degrees North development in many ways acts counter to the city's plans to develop downtown and nuture a tax base to support essential services, such as fire, schools and police. In fact, *I am shocked that this project got as far as it has*, given that many of its key features act to debase the city's long-term planning goals and destabilize the town's future finances.

- **Current "Marriage" Proposal Guarantees Future Acrimony:** 47 Degrees North is a huge project, and it will dramatically change the characteristics of Cle Elum. Therefore, Sun Communities is not just another entity looking to do business in town, they will become the single most important partner in planning the future of Cle Elum. However, this partner has a legal fiduciary obligation to their shareholders, not to the community in which they operate. Not only can you expect this publicly traded company to support these objectives, *it is their legal obligation to serve their shareholder interests.* Therefore, unless basic elements of fairness are negotiated upfront the town should expect that in many situations Sun Communities' interests will not align with the interests of the Cle Elum community. Approving the proposed plan to go forward with the proposed Sun Communities is like choosing to get married to someone who you know will result in years of acrimony. Any type of divorce will be gut wrenching and will be, ultimately, a financial disaster. How can this be a rational decision for the town? Particularly when there are so many other people to "marry" who have your core interests at heart.

- **Partnerships with REITS Can, And Do, Work:** I was a former Real Estate Investment Trust analyst on Wall Street. There are many situations where investment companies (REITS, private equity, etc.) make decisions to go forward with real estate developments that work with the interests of the community. In fact, this happens all the time. The

development package presented to the town does not work with the interest of the community. Send it back to the drawing board.

- **How to Make This Partnership Work:** I believe this proposed project has it all backwards. The dilemma should be pushed back (again) to the developer and the City Council should strongly say: "Give us a solution that supports our community's objectives, as stated in our published planning documents, the 2018 Cle Elum Downtown Master Plan and 2002 Bull Frog Flats plan". Right now, we have a plan that supports a developer's objectives which pressures the town to sacrifice its core long-term interests. Why is the town even willing to entertain this plan? Why has Cle Elum's negotiating leverage become so diminished in this situation? In fact, the town has the MOST leverage in this negotiation right now. Once this plan is approved, Cle Elum has given up considerable control over steering the town's future.

- **Current Plan Risks Progress Made in Cle Elum's Downtown Core:** Cle Elum's comprehensive development plan for its downtown has attracted millions in capital and development. It has created start-up businesses that have injected a new vitality into downtown. Now Sun Communities is proposing a major new retail center to the project which would compete with existing city businesses and will dilute Cle Elum's newfound downtown vibrancy. This is even though the current rules for the Bullfrog Flats property prohibit a retail center on the property.

- **Current Proposal Lacks Integrity & Invites Unwanted Big City Problems:** Following the town's master development plan does not take away or reduce any property rights. Requiring all developers to abide by the city's current rules, regulations and comprehensive plan for the property is a critical part of any long-term strategy and town governance, as it protects the rights and investments of the people currently living in this community. Otherwise, you are just setting the town up for a process for political favoritism and influence ... or worse. Do you really want to invite that into your town?

- **Opportunity For a Thoughtful Planning Benefits the Entire Community in the Long Term:** I firmly believe that in the next 10-20 years the city of Seattle will create an immense amount of wealth through new technology businesses, like cloud services and artificial intelligence. Cle Elum should position itself to benefit from a very high need to hike, bike, camp, fish, ride outside of Seattle's dense urban metropolis, which just 1.5 hour drive away (on days without traffic). This type of recreation is great for the town, as it supports the town's ethos, increases tax revenue & property values and does not have the commiserate increase on town services, such as education. Agreeing to allow Sun Communities' proposed development to go forward will greatly impair the thoughtful, long-term development that is more consistent with Cle Elum's soul.

For all of these reasons, and others, I strongly ask the City to **reject** any major amendment to the town's current zoning & building code and retain the current approved land use for the property.

Respectfully,

Signature

Name: William Owens

Date: 8 May 2023

Address: 621 Cabin Trail Drive, Tumble Creek

Cle Elum, Washington

Email: bowens@red-bison.com

Phone: 646-265-1021

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Admiral, US Navy, retired

To: City of Cle Elum Planning Department
From: Winnie May McFarland

My name is Winnie McFarland. My husband and have enjoyed recreation in the Salmon La Sac area for over 70 years! When they built the Suncadia everything changed a bunch. Nothing was quiet and the whole environment was different and we can't get that back. Please do not build more houses in Latitude 47. Don't wreck Cle Elum more!

Stop it now!

Winnie McFarland

RECEIVED
MAY 08 2023

May 2023

City of Ce Elum

Please Please Stop 47 No.
We do not want them in our
town

Alice C Slater
South Ce Elum

Ali Astrachan
351 Big Rock Lane
Cle Elum, WA 98926

June 26, 2023

City of Cle Elum - Planning Department, Mayor, and City Council members

Re: 47° North Development Major Amendment proposal

You have heard much opposition to the 47° North Development Major Amendment proposal. I want to reiterate what some have already stated in public comments, the City of Cle Elum is entirely within its rights to deny this land-use change and deny permit approvals.

The Major Amendment would effectively place a commercial project, due to the transient nature of RV park customers, in an area designated for urban growth made up of city neighborhoods consistent with the UGA; this amendment is inconsistent with the comprehensive plan, and does not meet the standard of being in the public interest of long-term residents of the city and neighboring communities.

An RV park would create immense traffic hazards. Large scale motor homes with tow-alongs on a two-lane road would most certainly impact safety for people and wildlife crossings.

The potential to overwhelm the town's sewer system is a very real concern, and it would negatively affect public services, such as fire/rescue and law enforcement. The so-called revenue does not meet the cost to the city and to local residents. There will not be property taxes paid by the park residents so those costs will be passed on to landowners in tax increases.

The city has legal grounds to deny the developer this major change in land-use, with the option of going back to the original approved plan.

Respectfully,

Ali Astrachan

313 E Kristen Ave
Ellensburg, WA 98926

June 16, 2023

To: The City of Cle Elum

Re: 47 Degrees North

The Facts
On May 5, 2021, the City of Cle Elum issued Sun Communities a Temporary Use Authorization in connection with building permits relating to five (5) model manufactured homes to be used for public display. The location of the site is 4240 Bullfrog Road, Cle Elum WA.

That Temporary Use Authorization specifically states:

1) This temporary use shall be limited for a period of not to exceed two years from the date of issuance of the first building permit, provided that the authorization may be extended for one additional year, at the City's sole discretion.
2) The Project Sponsor shall apply, receive, and maintain in good standing a City Business License.
3) Prior to the expiration of this use authorization, the model homes, the temporary garage type structure, and all signage shall be removed, and the Project Sponsor shall return the site to its previous condition.

Sun Communities is in direct violation of the Temporary Use Authorization due to the following:

1) It has failed to remove the units or before May 5, 2023, as required; and
2) No business license was applied for, received or maintained

Relief Requested
The City of Cle Elum should require immediate removal of the structures and not elect to extend the non-conforming so-called Temporary Use Authorization.

General Comments
The Cle Elum Municipal Code does not contemplate such a thing as a Temporary Use Authorization. The code does allow for Special Use Permits and Conditional Use Permits, but each of these have specific qualifiers and conditions of approval. The Zoning associated with the location of these model homes is that of General Commercial. That zone contemplates commerce and general uses that serve the community. The trailers are simply staged in an attempt to fool the public into believing that the 47 Degrees North Development has been approved, which it has not.

On the City's website, under the Recent Planning News page, the City has been actively advertising for the model homes for Sun Communities. Statements such as these indicate to the public that the 47 Degrees North development has been approved and is a done deal, which it is not.

Did you know? Sun Communities is currently displaying models of the manufactured homes proposed for the 47 Degrees North project at 4240 Bullfrog Road near the School District Administration Building!

The community has voiced its opposition to the 47 Degrees North development in a loud and clear manner. Following the public comment period, when the tally is over, the City will likely receive close to 1,000 letters of condemnation associated with the project.

I understand that there is a process in play as it relates to the Sun Communities application. However, the City should not be making up new rules favoring the applicant and thumbing its nose at the community in the process.

You have my request and my comments. Please reply to this correspondence identifying what the City's intentions are.

Alicia Corbett

Virgil Amick

From: amanda turner <amandabturner@gmail.com>
Sent: Friday, May 12, 2023 9:12 AM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I am a local property owner who is very much opposed to the 47 Degrees North proposed development. Sun Properties has a terrible reputation across the country and is not a business Cle Elum needs to deal with. Further, the proposed development would not pay for itself and will actually cost Cle Elum taxpayers over the years, all while making our roads and single grocery store too crowded! I have yet to see an actual benefit to the community at large, instead only increased cost and stress put on our schools, emergency services, and community resources. PLEASE VOTE NO and reject the 47 Degrees North proposal.

Amanda Turner
305 E 1st Street
PO Box 1234
Cle Elum WA 98922

Virgil Amick

From: Andrew VanderKlok <avanderklok@gmail.com>
Sent: Friday, May 26, 2023 10:15 AM
To: Planning
Subject: STOP 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community.

As a resident and property owner in Ronald, WA I would like to briefly express my unwavering disagreement with the proposed development and planning of this project for the following reasons -

Not only will the development displace wildlife, but there has also been no expressed plan to improve the local infrastructure concurrent with and to accommodate for the substantial increase in population as a result of this development. Without exception to impact the additional population will have on local small community heritage and that which would also be contradictory to the vision as set by improvements the city has already made and established. M**ost importantly, the proposal is a blatant violation of the current land use designated for this property and Cle Elum has historically held a priority and made precedence to following and upholding land use without amendments.**

Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

Sun's 47 Degrees North will be in its entirety a private business and not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,
Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrew VanderKlok
1087 Highland Loop, Ronald, WA 98940

Andy Westra
50 White Pine Dr
Ronald, WA 98940
Ph 509-307-7089

RECEIVED
MAY 31 2023
V. Bl

I am opposed to the 47 Degree North development because:

1) It will increase traffic without providing enough additional taxes to improve the roads needed to carry the traffic
2) It will cause a large increase in students for the local schools without providing enough addition tax income to build the additional school facilities.
3) It will require additional police forces and fire fighters without providing additional taxes to cover the cost of these services

Andrew Westra 5/8/23

Virgil Amick

From: anneh@cablespeed.com
Sent: Monday, June 26, 2023 3:40 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: "47 Degrees North"

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Re: 47 Degrees North

This development lacks vision to enhance or preserve the authenticity of a historic western city and does not meet the criteria of the City of Cle Elum's comprehensive plan.
Please deny the 47 Degrees North Major Amendment proposal and retain the current approved land use for the property.

Thank you,

Anne Marie Harrington
411 E. Third Street
Cle Elum, WA 98922

Name Barbara Brunner

Address 631 Palouse Rd

Email trybjbrunner@yahoo.com

Phone 253-569=6919

To City of Cle Elum Planning Department/47 Degrees North, Mayor, City Council Members

RE 47 Degree North Major Amendment Proposal

This draft Development Agreement is clearly very "developer friendly", and a very unfair deal for the city. In many, if not most, jurisdictions in Washington, 47 Degrees North would be a non-starter, and rejected on its face because it doesn't meet concurrency requirements.

Concurrency is a state law which says if roadways are congested and failing from existing traffic and/or developments already approved and vested, a city can deny new development until enough capacity is added. It is a significant tool small cities can use to manage growth and leverage greater developer participation in road improvements. Under this Development Agreement as written the city would waive its rights under concurrency, taking away that tool and allowing Sun Communities to add more traffic to roads already over capacity.

Sincerely,

Barbara Brunner

Barbara Brunner

5/29/2023

Barry Carlson
barrycarlson1.0@gmail.com
166 hummingbird lane, Cle Elum

Dear City of Cle Elum Planners,

I am writing concerning the 47 degree north proposal for Bullfrog flats. I am a lifelong reident of Cle Elum for 62 years. My mother and father are lifelong Cle Elum residents. I currently own 3 low income rental properties within the Cle Elum city limits. I personally reside in the upper county and visit Cle Elum daily.

I have a very strong negative opinion of the Sun Communities 47° North proposal for the Bullfrog flats property. I can foresee many problems with this proposal that would devastate the quality of life in the upper county and the Roslyn-Cle Elum corridor. Some of these immediate concerns are:

1. I see where Cle Elum residents would have to pay a "fee" to use the ammenities at 47 North. Is this an integrated approach or does it foster a us vs. them attitude from the very start? If the development is in the city limits then it should have to provide these ammenties to the whole community.
2. There is not the school capacity to currently handle the increased student load that would come with a large development like this. Huge changes would be required and that would require me to pay even higher property taxes which my low income renters could NOT absorb.
3. There would be a traffic nightmare that I do not see adequately addressed in the proposal. Large RVs would have there own set of problems in the CE traffic matrix.
4. More diluted police coverage due to such a large influx of people. More police = more required city revenue.
5. More diluted EMS coverage due to such a large influx of people. Again, more tax increases.
6. Fire coverage would have to be upgraded very significantly. Who pays for that?
7. Retail business sprawl would now include a 3rd location. (We already have downtown, Safeway hill.) Do we really want a third one? What would the existing businesses get from this type of RV development,
8. Quality of life in our small town would be negatively impacted by a large transient population that comes with such a huge RV development.
9. Cle Elum infrastructure (sewer, storm,water,roads) would have to be significantly upgraded to accommodate this rapid growth, costing many

millions of dollars.

10. Many elderly are unprepared to deal with the large influx of new residents and the issues like traffic, crowds that come with it. Also, the senior center would have to be greatly expanded and this is not in the proposal.

What does the Cle Elum Community get from all this transient development? Nothing but short and long term problems, higher taxes and the destruction of our way of life.

For the reasons above and basic common sense, I beg the City to REJECT this proposed amendment and keep the current approved land use for the property.

Respectfully,

Gary Carlson

6/23/2023

Virgil Amick

From: Bev Yoga <2byoga6648@gmail.com>
Sent: Sunday, May 21, 2023 1:56 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:
I am against the City Council approving the 47 Degrees North amended proposal.
As many others have mentioned, it is inconceivable that our community resources could provide for the inevitable increase in population over such a short period of time. Growth and change are expected. Can our public utilities, emergency services, current grocery store (one very tired Safeway), schools, childcare, medical/dental providers cope with such a rapid influx of residents?
Besides the mobile/manufactured homes, including 600+ transient RV spaces would add extra pressure on our roads and infrastructures.
In my opinion, the scale of 47 Degrees North is way too massive for Upper Kittitas County. I don't like the idea of Sun Communities being the landlord -collecting a monthly fee for land the manufactured homes sit on. They will increase the monthly fee. Who benefits the most? Not Cle Elum.
We need affordable housing. I cannot believe that putting in manufactured homes (decrease in value over time) on land the homeowner will not own, is a reasonable "affordable housing" option.
I hope the the City Council recommends that 47 Degrees North project will be stopped. I have not heard even one single comment that believes this is a positive move for Cle Elum.
I appreciate the hard work our leaders perform to keep our community vibrant and friendly. Just say NO to 47 Degrees North.
Sincerely,
Beverly Gonyea
6451 Upper Peoh Point Road
Cle Elum, WA 98922
206-819-1512

Sent from my iPhone

June 19, 2023

City of Cle Elum
Planning Department/47 Degrees North
119 W. 1st Street
Cle Elum, WA 98922

Public Comment RE: 47 Degrees North Notice of Application

Government, at the community level, is only as legitimate as its willingness and commitment to uphold the public process. When that becomes irrelevant, manipulated and in extreme cases intentionally abandoned, there is no real government left.

In this age we live in, where leadership at all levels of government is lacking both integrity and continuity, I personally feel our only solace is in our ability to strengthen and protect the small community footprint we choose to live in. Raise families in. Find work in. And build a future with.

To listen to the voices of the citizens and landowners that wake each day inside, or on the fringes, of our limited city boundaries. To respect the efforts they make continuously to ensure it is a safe, prosperous, and uplifting place to live both today and for decades to come.

This effort to protect the community's future is not just reflected in our words today. Cle Elum exists because of the words that have been documented for over 120 years in many public forums. Words that ultimately led to codified agreements that reflected the majority opinion of our citizens at various points in time. These are decades of public comments that have all led to this moment in time. Where the fate of our community's future is in peril. And the wishes and efforts of so many generations could simply be erased.

The Bullfrog Flats UGA Development Agreement was conceived in controversy. But after considerable effort, and strong community input, that Development Agreement was finalized. It became what the community felt best protected our future and respected our past. In exchange for giving up the traditional uses of those lands, there would be room to build the next generation of housing for the city. An extension of our traditional residential neighborhoods, where families owned homes and the land attached.

It was a development plan that paid for its impact, with the perpetual assurance of property taxes that supported the needs of the growing population. A plan that would be built over many years allowing time to adjust for any unforeseen impacts. To ensure that the "sense of community" endured as an extension of the generational history that many city citizens long before us fought for and cherished.

Sun Communities request to modify the approved Bullfrog Flats UGA Development Agreement Master Site Plan must be denied for the following straightforward reasons:

1) The vast reduction in future Property Taxes from the modified uses of this land clearly jeopardizes the future solvency of the City of Cle Elum and its ability to provide the required basic services for its citizens.

2) The scale and context of the proposed land use is severely disproportionate, and disruptive, to the existing context of the current city. The modification from traditional single family neighborhood extensions to vast parks consisting of mobile homes and RV's, will destabilize public safety and community continuity.

3) The ingress/egress of the modified plan gravely compounds, and is simply incapable of actually mitigating, the compressed traffic that would inundate Bullfrog Road as the only arterial surface road handling the I-90 Exit Interchange volume and convergence of significant traffic loads from the adjacent Tumblecreek/Suncadia properties and Roslyn/Ronald/Lakes communities. The nature of our community's topography dramatically increases the probability of wildfire during what is already a high traffic summer season. The existing road system is mathematically incapable of handling an emergency evacuation of the proposed human, passenger vehicle and RV density attached to their proposed land use/design.

4) The reduced proposed build-out timeframe of 5 years, vs. the Development Agreements 20-30 years, is not a feasible timeframe to continuously quantify and adjust to the interlocking unexpected impacts of such a dramatically modified land use, compounded by the already reduced tax revenues.

5) The inherent risks of having a single corporation own 50% of our city, though not illegal, present unfathomable potentially disastrous outcomes. In review of their documents, there is no real guarantee for our community of the quality of their ability to manage the parks they propose to create. To meet reasonable standards for health and public safety at all times. To even be financially viable as a company in the future. Or if they become disenchanted with the project, to not sell to another entity that has even less scruples.

Our City Council has the inherent responsibility to make decisions that support a financially viable, thriving community today and in the future. The Bullfrog Flats UGA Development Agreement supported that. The modifications requested by Sun Communities in their 47 Degrees North Application do not.

Sun Communities made the decision to purchase this land knowing full well what the approved Development Agreement would require. It is within their rights to request the city, and by extension each citizen of our community, accommodate their drastically modified vision. It is squarely within the Cle Elum City Councils rights to deny such a request, holding true to the community's approved vision as stipulated decades ago.

Beth S. Marker

Beth Marker
202 E. 3rd Street
#101
Cle Elum, WA 98922

June 19, 2023

City of Cle Elum
Planning Department/47 Degrees North
119 W. 1st Street
Cle Elum, WA 98922

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Beth Marker
202 E. 3rd Street
#101
Cle Elum, WA 98922

June 16, 2023

313 E Kristen Ave
Ellensburg, WA 98926

To: City of Cle Elum – Mayor, City Council Members, Planning Department
119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my extraordinarily strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community.
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort.
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to number of workers necessary to support multiple resorts in the area.
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors.
- High volume of short-term rentals (STRs) tax revenue by law are applied to tourism rather than infrastructure upgrades.
- 90% of profits will be, by law, sent out of our community to Wall Street investors.

For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Alicia Corbett

Alicia Corbett
Akratzer121@gmail.com
206-920-0619

Name: Ashi Chaturvedi Date: 5/6/23

Address: 2226 4th Ave, Seattle

Email: ashichaturvedi@gmail.com

Phone: 617 767 3360

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MARK HASBARGEN Date: 6-11-23

Address: 921 old CEDARS Road
Cle Elum WA 98922

Email: hasbargenmark@gmail.com

Phone: 253-380-2110

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

(King)

Name: Todd A King

Date: 6/11/23

Address: 7060 Red Bridge Rd

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

King?

Name: René Huggins

Date: 6-11-23

Address: 190 Hidden Springs Rd.
Cle Elum, WA 98922

Email: whwarrior1@gmail.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

René Huggins

Signature

Name: Linda Flajole

Date: 6/11/23

Address: 11590 State Route 903
Ronald, WA 98940

Email: LFLAJOLE@HOTmail.com

Phone: 425-802-9799

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Linda Flajole

Signature

Name: Kathy F. Hansen Date: 6/11/23

Address: 251 easy St

Email: kathyinronald@icloud.com

Phone: 509 649 3574

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kathy F. Hansen

Signature

Name: Deborah Goodwin

Address: 1054 Easterd Street
Cle Elum

Email:

Phone:

Date: June 11th 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Deborah A Goodwin
Signature

by 6/24
email to
planning@cleelum.gov

Name: Annette Becht

Date: 6/11/23

Address: 458 Mahomia Drive
Cle Elum, WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Annette Becht

Signature

Name: Deborah Robinson

Address: 1022 Katen Rd

Email: deborah.Robinson@suditorg

Phone: (425) 343-3701

Date: June 7

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Deborah Robinson

Signature

Name: Kathleen J Roberts

Address: 275 Iron Mt Rd
Cle Elum, WA 98922

Email:

Phone: 307-751-0780

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kathleen J Roberts

Signature

Name: BOB BURTON

Address: 275 IRON MT RD
CLE ELUM

Email: easthoquiam@yahoo.com

Phone:

Date: 6-4-

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Bob Burton

Signature

Name: Chamaine Mosman

Address: PO Box 646
Roslyn WA 98941

Email: Chamaine.spaude@gmail.com

Phone: 786-414-8774

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Bonnie Callecod

Address: 110 W 6th Ave PMB 286
Ellensburg WA 98926

Email:

Phone:

Date: 6-11-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Melanie Johnson

Address: 1231 Big tail Rd
Cle Elum WA 98922

Email: fedex flying mom@yahoo

Phone: 530-5450299

Date: 5/11/23

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Shelley Moine

Address: 551 Old Cedars Rd.
Cle Elum, WA 98922

Email: _____

Phone: _____

Date: 6/11/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Shelley Moine

Signature

Name: DAN DOYLE

Address: 191 Buena VIEW RD

Email: dandoyle

Phone: 206) 380-9120

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dan Doyle

Signature

Name: Katie Melhorn Date: 6-11-2023

Address: 30 Birch Court
Cle Elum, WA 98922

Email: katiemelhorn@gmail.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Katie Melhorn

Signature

Name: Tina PROVO

Address: PO Box 1132
Cle Elum WA

Email: tinaprovo@rocketmail.com

Phone: 509-260-0553

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Henry Mosiman

Address: 508 S 1st St
Roslyn WA 98941

Email: henry.mosiman@gmail.com

Phone: 4082214715

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Mollie Clements

Address: 1301 N. Delphine St.
Eburg. WA 98926

Email: mollie.w.clements@gmail.com

Phone: 425 457 9682

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Mollie Clements

Signature

Name: MARK NELSON

Address: 71 BRANNIGAN LN
ELLENSBURG WA 98926

Email: MCN.ELLENSBURG@GMAIL.COM

Phone: 509 304-9062

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Respectfully,

Signature

Name: Doreen Nichols

Address: 41 Why Worry Lane

Email: dnichols450x@gmail.com

Phone: 206-949-0686

Date: 6-11-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Dave Nichols

Date: 6-11-23

Address: 41 Why Worry Ln.
Ronald, Wa, 98940

Email:

Phone: 360-536-5746

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Pam McKinney Peckinpaugh
Address: PSMCKINNEY@AOL.com
150 High Country Court
Cle Elum 98922
Email:
Phone: 202 320 0706

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Pam McKinney Peckinpaugh
Signature

Name: MICHAEL HILOW

Address: 411 E 3RD ST

Email: ANNEH@CABLESPEED.COM

Phone: 206-328-4009

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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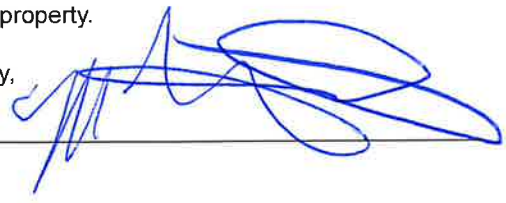
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,



Signature

Name: Chase Robinson

Address: 531 MORRISON CANYON LN
CLE ELUM WA 98922

Email: Chaser2275@gmail.com

Phone: 425 326 0408

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Morghan Nass

Address: 209 S. 1st street Roslyn WA 98941

Email: morghannass@gmail.com

Phone: 509 899 2868

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Morgan

Signature

Name: Kyle Stover

Address: 502 N. First St.
Roslyn, WA 98941

Email: KylegStover@gmail.com

Phone:

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kimberly Tremitore

Date: 6.10.23

Address: 3013 Whitland Crossing Drive
Nashville, TN 37214

Email:

Phone:

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: John A Snedeker

Date: 6/11/23

Address: 270 Portal Ct
Cle Elum Wa 98922

Email: jsnedeker@salmonterminals.com

Phone: 206-499-9047

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

John A Snedeker

Signature

Name: DEBI SANCHEZ

Address: 507 N. Steiner ST
CLE ELUM, WA 98922

Email: takulfishlady@hotmail.com

Phone: 425-998-3478

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Debi Sanchez

Signature

Name: Toni Taylor
Address: 2020 Tucker Lane
Ellensburg WA 98926
Email: tonitaylor79@yahoo.com
Phone: 509-929-4369

Date: 6-11-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Toni Taylor

Signature

Name: MONICA MCARTHUR. Date: 6.11.2023.

Address: 100 SCATTER CREEK LOOP

Email: MYFUNNYFIL@GMAIL.COM.

Phone: 425-445-5597.

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Monica McA.

Signature

Name: JOSH MELHORN

Address: 30 BIRCH CT.
CLE ELUM, WA

Email: josh.melhorn1@gmail.com

Phone: (509) 307-6623

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: CARL MUNSON Date: 6-11-23

Address: PO Box 385
CLE ELUM WA

Email: CARL@CCMUNSON.COM

Phone: 425-281-6646

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Carl A. Munson

Signature

Name: Curtis Taylor

Address: 200 Tucker Lane
Ellensburg WA 98926

Email: c-taylor-93@yahoo.com

Phone: 509 929 4368

Date: 6-11-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ronnie Lammers

Address: 161 Timber Valley Rd
Cle Elum, WA 98922

Email: _____

Phone: _____

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

_____
Signature

Name: amy Summers

Address: 460 Mc Elroy Rd.
Cle Elum

Email: amymsummers@gmail.com

Phone: 425 281 0727

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Amy Summers

Signature

Name: O. Charles Johnson

Address: 106 330 Teanaway Rd
Cle Elum, WA

Email: _____

Phone: _____

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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_____
Signature

Name: Chelsea Newman

Address: PO Box 557
Roslyn WA

Email:

Phone:

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Sharon Raven Hill

Address: 427 Cleveland Ave
South Cle Elum

Email:

Phone:

Date: 6/10/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Sharon Hill

Signature

Name: Jen Keller

Address: 7316 ~~Vashon~~ 240th St.
Vashon, WA

Email:

Phone:

Date: 6-10-23

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jane Patrick

Address: 61 Revelstock Rd
Cle Elum WA

Email: Jarkin444@gmail.com

Phone:

Date: 6-10-23

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jane Patrick

Signature

Name: Jon McArthur

Address: 100 Scatter Creek Loop
Cle Elum WA 98922

Email:

Phone:

Date: 6/10/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kendra Decker

Address: 5160 Snowberry Loop
Cle Elum, WA 98922

Email: Kendra@LandedGentry.com

Phone: 360-601-3821

Date: 6-12-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Kendra Decker

Signature

Name: Jacob Rust

Address: PO Box 131
Roslyn, Wa. 98941

Email:

Phone:

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Maria Agne Date: 6.10.23

Address: 6220 36th Ave NE
Seattle WA 98115

Email: AGNE.MARIALTO@GMAIL.COM

Phone: 206.380.2445

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Stephanie Candish
Address: 315 Broadway Ave
Email: Candish.Stephanie@gmail.com
Phone: 509 656 4579

Date: 11/06/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: MARY MALETZKE

Address: 830 LOPING LANE
CLE ELUM, WA 98943

Email:

Phone: 509-304-4020

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Carrie DeSanto
Address: 131 Maple Leaf Loop
Cle Elum WA 98922
Email: carriemdesanto@icloud.com
Phone: 509.494.9822

Date: 5/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Karen Samuelson

Address: 4071 Vantage Hwy

Email:

Phone:

Date: June 11 · 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Brad Lamb

Address: 741 McDonald Rd
Cle Elum Wa 98922

Email: bjlamb@msn.com

Phone: 425-740-4962

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Brad Lamb

Signature

Name: Jeanie Lambe

Address: 741 McDonald Rd
Cle Elum, WA 98922

Email: bjlambe@msn.com

Phone: 425-235-7444

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jeanie Lambe

Signature

Name: MARTIN MARINO Date: JUNE 11/2023

Address: 121 ELK SEDGE CT.
CLE ELUM WA 98922

Email: AMERICANSUSIE@GMAIL.COM OR MARKER@HOTMAIL.COM

Phone: 206-130 206-227-8008

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: SUSIE MORINO Date: JUNE 11/2023

Address: 121 ELK SEDGE CT.
CLE ELUM WA 98922

Email: AMERICANSUSIE@GMAIL.COM

Phone: 206-305-1737.

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Susie Morino.

Signature

Name: Megan Kilcup

Address: 8211 Crazy Horse Ln

Email: wila.kilcup@hotmail.com

Phone: 425.246.6484

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

MKC

Signature

Name: Wil Kilcup

Address: 221 Crazy Horse Ln

Email: wil.a.kilcup@hotmail.com

Phone: 425.802.7897

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: CHERIE MUNSON Date: 6-11-23

Address: PO BOX 385 CLE ELUM WA

Email: CHERIE@CCMUNSON.COM

Phone: 425-281-6646

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Cherie Munson

Signature

Name: Emily Millar & Charles Johnson Date: 6-11-23

Address: 10330 Teanaway Rd
Cle Elum, WA

Email: emillar@msn.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Emily K Millar

Signature

Name: Robin L. THORNE

Date: 6-11-23

Address: P.O. Box 252 Roslyn, Wa
13471 Salmon La Sac Rd, Ronald, Wa

Email: roslynsoapco@gmail.com

Phone: (206) 396-4894

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Robin L. Thorne

Signature

Name: Jerald McCann

Address: 551 Sprakler Way
Cle Elum Wash 98922

Email: _____

Phone: _____

Date: 6/11/2023

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____
Signature

Name: Annie McCann

Address: 551 Sprague Ger Way
Cle Elum, WA

Email: yiccom@icloud.com

Phone: 425-299-9639

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Greyg Hires

Address: 433 Dakota Hts DR
Cle Elum WA

Email:

Phone: 509·941·9991

Date: 6-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Greyg Hires

Signature

Name: Angela Swanson

Address: 221 Highline Loop
Cle Elum, WA

Email: aswanson@comcast.net

Phone: 206 914 7828

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Glenna Hires

Address: 433 Dakota HIGHTS DR

Email:

Phone: 509 · 941 · 9991

Date: 6-11-23

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119 West First Street, Cle Elum, WA 98922

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Glenna Hires

Signature

Name: Kelly Greene

Address: 20320 102nd Ave SE
Kent WA 98031

Email: jk_greene@yahoo.com

Phone:

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kelly M. Greene

Signature

Name: Ashley Hughes

Address: 371 Kachess River Rd
Easton WA 98925

Email: ashleyhughes26@icloud.com

Phone: 206-235-1407

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kelley Wood

Address: 471 Sandelin Lane
Ronald, WA 98940

Email: kelleymwood@yahoo.com

Phone: 206-571-5233

Date: 6-11-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Scott Hill
Address: PO Box 368
Roslyn, WA 98941
Email: Scattercreek@reagan.com
Phone: 509 674-8378

Date: 6-11-23

RECEIVED
JUN 12 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Andrew Hill

Address: 4030 Lower Peoh pt Rd
Cle Elum, WA 98922

Email: ahill0605@gmail.com

Phone: _____

Date: 6/11/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

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Signature

Name: Kurt Opel

Address: 371 Kachess River Rd
Easton WA 98925

Email: sendkurtemail@mac.com

Phone: 425-678-5800

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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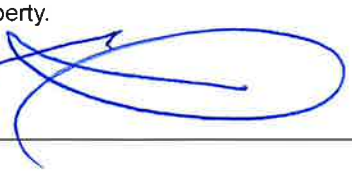

Signature

Name: Stephen Wells

Date: 6-11-23

Address: 61 Thoon CT
Cle Elum WA 98922

Email: steviewells12@yahoo.com

Phone: (206) 947-0983

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Stephen Wells

Signature

Name: ADAM Bentz

Address: 610½ N Ruby St.
Ellensburg, 98926
WA.

Email:

Phone:

Date: June 21, 23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jennifer Freniere

Date: 6/21/23

Address: 602 Madison Ave
So. Cle Elum Wa 98943

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: J. Bly

Date: 6/21/23

Address: 724 Pine Ridge lane
Cle Elum WA

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Justin Bly

Signature

Name: Amanda Ahrendsen

Date: 6/21/23

Address: 410 Emerick Rd.
Cle Elum, WA 98922

Email: ajtahrendsen@gmail.com

Phone: 253-203-8919

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

A. Ahrendsen

Signature

Name: L. Lambert

Date: 6/21/23

Address: 724 Pine Ridge lane
Cle Elum

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Krissy Reynolds
Address: 457 Pease Road Cle Elum

Date: 6/21/23

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jim Felicetty
Address: 415 Madison Ave.
South Cle Elum, WA 98943
Email: Jim@Gimm.com
Phone: 206-200-6245

Date: 6-19-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jim Felicetty

Signature

Name: Christine Felicetty
Address: 415 Madison Ave.
South Cle Elum, WA 98943
Email: Jim@gimm.com
Phone: 206-300-0219

Date: 6-19-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,
Christine V. Felicetty
Signature

Name: Sue Sturgill

Address: 3291 Pasco Rd.
Cle Elum WA 98922

Email: Mountain64½ gmail.com

Phone:

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sue Sturgill

Signature

Name: Lisa Payne

Address: 460 McDonald Rd.
Cle Elum WA 98922

Email: lisapayne4@yahoo.com

Phone: 425-301-9101

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Peter Mahony

Address: 260 Black Nugget
Cle Elum, WA 98922

Email: pete.mahony@johnihaas.com

Phone: 509-952-6155

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Cynthia Lane

Address: 61 Solstice Dr.
Cle Elum, WA 98922

Email: Cynthialane13@gmail.com

Phone: 425-223-0194

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Cynthia Lane

Signature

Name: Timothy Lane
Address: 61 Solstice Dr.
Cle Elum, WA 98922
Email: timglane13@gmail.com
Phone: 425-495-1451

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Mike Cassidy

Address: 262 Black Nugget Lane
Cle Elum, WA 98922

Email:

Phone:

Date: 06/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature 06/18/23

Name: Kenna R Biddle

Address: PoBox 159, Easton WA
6164 Nelson Siding Rd, Cle Elum

Email:

Phone:

Date: 6/22/2023

RECEIVED
JUN 22 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kenna R. Biddle

Signature

Name: Carolyn Biddle

Address: PO Box 159
Easton Wa 98922

Email:

Phone:

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Carolyn K Biddle
Signature

Name: Sarah Harris

Address: 190 Hermitage Dr
Cle Elum, WA 98922

Email:

Phone:

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Sarah Harris

Signature

Name: Gordon Jones

Address: 511 W. 6th Cle Elum

Email:

Phone:

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Email:

Phone:

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Respectfully,

Carolyn Jones

Signature

Name: Weslie Moure

Address: 400 Mountain Ridge Rd
Roslyn, WA 98941

Email: hiweslie@gmail.com

Phone:

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Linda Ringer

Address: 103 5th St
Roslyn WA 98941

Email:

Phone: 509-571-7753

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Linda Ringer

Signature

Name: Kristin Kittelson

Date: 6/20/23

Address: 308 W. Utah Ave
Roslyn, WA 98941

Email: kristinkittelson22@yahoo.com

Phone: (425)417-6977

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Dennis Hymaker

Address: 531 W. Pacific Ronald

Email:

Phone: 206 406 6119

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Crystal D. Barth

Address: 551 Cascade View Dr.

Email: cdbarth@msn.com

Phone: 425-269-5888

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Cindy Mehlhoff

Address: 4100 Pebble Beach Dr.
Cle Elum WA 98922

Email: Cinmehlhoff@gmail.com

Phone: 2068191360

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Cindy Mehlhoff

Signature

Name: Linda L. Radawick

Address: 160 Ronald Ridge Drive
PO Box 1506

Email:

Phone:

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Linda Radawick

Signature

Name: CHUCK RADAWICK

Address: P.O. Box 1506
RONALD, WA 98940

Email:

Phone: 253-651-7074

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Signature

Name: Kurt Noble

Address: 500 W Pacific Ave
Ronald WA 98940

Email: nobleka@gmail.com

Phone: 509-899-7968

Date: 6/20/2023

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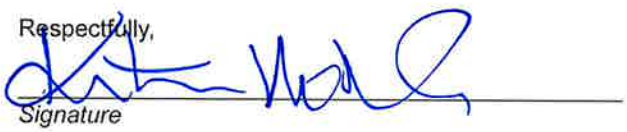

Signature

Name: Elaine Menlhoff Date: 6/20/23

Address: 400 Pebble beach dr Cle Elum 98922

Email: elainemenlhoff@yahoo.com

Phone: 425-894-5419

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Lynne Keller
Address: PO Box 558, 581 W. Pacific
Ronald, WA 98940
Email: LynneKKeller@gmail.com
Phone: 360-710-8291

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Lynne K. Keller

Signature

Name: David Matthai

Address: 360 Blue Agate Ln
Po Box 513 Ronald Wa 98940

Email: dmatthai@outlook.com

Phone: 206-276-5124

Date: 6/20/2023

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

D. K. Matthai

Signature

Name: Danny Nguyen

Address: 138 N 5th St
Roslyn WA 98941

Email: ~~DannyVNguyen36~~ DannyVNguyen36@gmail.com

Phone: 206 432 7411

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Rennie Norris

Address: 138 N 5th St
Roslyn WA 98941

Email: rennorris81@gmail.com

Phone: 206-384-9005

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Joe Mechanger

Address: 400 Pebble Beach Dr
Cle Elum WA 98922

Email: joe@509FS.com

Phone: 206 819 1361

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Trish Bowles
Address: 610 W. Pacific Ave
Ronald, WA 98940
Email: trishbowles@comcast.net
Phone: 425.239.9257

Date: 6/20/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Pamela Matthai

Address: 360 Blue Agate LN
Ronald WA 98940

Email: pammathai@live.com

Phone: 206-550-5817

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Pamela Matthai
Signature

Name: Charles Salter

Address: 180 Sierra Lane
Ronald, WA 98940

Email: thesalters@msn.com

Phone: 206-919-8470

Date: 15 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Charles J Salter

Signature

Name: Lynda Solter

Address: 130 Sierra Lane
PO Box 1444 Ronald WA 98940

Email: thesolters@msn.com

Phone: 206 818 1760

Date: 6/15/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Lynda J Solter

Signature

Name: Michael F. Beasley

Address: 408 Broadway Ave
P.O. Box 48, So C/e Elum, Wa

Email: mfbmbh@gmail.com

Phone: 206 930 5445

Date: 5-14-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature Michael F Beasley

Name: DENNIS BURCHAK

Address: 410 FOWLER CR. Rd CLE ELUM WA

Email:

Phone: 509-674-2461

Date: 6-14-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dennis Burchak

Signature

Name: Diana K. Burchak

Date: 6/14/2023

Address:

Email: burchakfamily@gmail.com

Phone: 509-674-2466

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Diana K Burchak

Signature

Name: Braven Bendzak

Address: PO Box 458
S Cle Elum WA 98943

Email:

Phone: 509-840-1129

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Mike Adams Date: 6-13-23

Address: 400 S. 3rd
Roslyn, WA 98941

Email: mike@adamsconsvc.com

Phone: 509-649-3886

RECEIVED
JUN 22 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Shannon O'Malley

Address: 203 E. Washington Ave
Roslyn WA 98941

Email: shannonromalley@gmail.com

Phone: 509-952-2636

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Shannon O'Malley

Signature

Name: J. BIANCHI

Address: 140 GRANDVIEW - MORGAN CREEK

Email: JCBMOR@GMAIL.COM

Phone: _____

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Joseph B Bull

Date: 6-20-23

Address: 8009 7TH S
SEATTLE WA 98146

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Todd Merrill

Address: 8009 7th Ave S.
Seattle, WA 98108

Email: Rev.Todd@Yahoo.com

Phone: 253 332 3803

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jesse Ahrendsen Date: 6/21

Address: 410 Emerick Rd Cle Elum 98922

Email:

Phone: (253) 344-7663

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Seth Reynolds

Address: 457 Pease Rd. Cle Elum

Email: krissyreynolds10@gmail.com

Phone: 509-304-4131

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Seth Reynolds

Signature

Name: Connie Johnson

Address: 602 main st
So Cle Elum WA 98943

Email:

Phone: /

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Connie E Johnson
Signature

Name: Clarence Johnson

Address: 602 Main St

Email:

Phone: 509-910-6987

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Donovan Boob

Address: 241 Gilbert Rd
Zillah WA 98953

Email:

Phone: 509 853 - 8737

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- Decreased level of service for fire protection
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- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name (please print) Jason Holmes

Date: June 20th, 2023

Address, including city:
410 Landers Lane
Cle Elum WA 98922

Email: jay.holmes44@gmail.com

Phone: 253-226-4939

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

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Respectfully,

Name (please print) Bobbie Jo Mihelich Date: June 20, 2023

Address, including city: 6742 Nelson Siding

Email Bobbiejomihelich25@gmail.com Phone: 509 260-1171

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

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Respectfully,

Bobbie Jo Mihelich

Name (please print) Tom Hillis

Date: June 20, 2023

Address, including city:
13470 Salmon Lasac Hwy.
Ronald WA 98940

Email

Phone: 4065899331

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

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Respectfully,

Tom Hillis

Name (please print)
Debbie Wilson

Date: June 20, 2023

Address, including city:
1015 E 2nd St STE 2-227
Cle Elum, WA 98922

Email
debbie272@hotmail.com

Phone:
425-753-3251

RECEIVED
JUN 23 2023

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Debbie Wilson

Name (please print)
Carrie R Bainter

Date: June 20 2023

Address, including city:
405 7th St South Cle Elum, WA 98943

Email
randcbainter@yahoo.com

Phone:
(509)304-5145

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Carrie R Bainter

Name (please print)
VERNON D. AHLF

Date: June 20TH, 2023

Address, including city:
P.O. BOX 241 SOUTH CLE ELUM, WA, 98943

Email
VERNSPOLARISFUN@GMAIL.COM

Phone:
509-260-0946

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Vernon D. Ahlf

Name (please print) Cara Snider

Date: June 20, 2023

Address, including city: 225 Sagebrook Cle Elum WA

Email CCSnider@ICloud.com

Phone: 206-861-9176

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Builfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Name (please print)
SYLVIA HARPER

Date: June 20, 2023

Address, including city:
408 North A. Street
ROSLYN, WA.

Email
sharper63@icloud.com

Phone: 509-649-2667

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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Respectfully,

Sylvia Harper

Name (please print) Ron A Dalle

Date: June 20, 2023

Address, including city: 504 Columbia Ave

Email rpdalle@msn.com

Phone: 509 899 2375

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

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Respectfully,

Ron Dalle

Name (please print) Ken Rollins

Date: June 20 2023

Address, including city:
1015 E 2nd ST #2-191 Cle Elum, WA

Email
rollin_rollins@hotmail.com

Phone:
206-819-3295

RECEIVED
JUN 23 2023

To: City of Cle Elum – Mayor, City Council Members, Planning Department

119 West First Street, Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

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Respectfully,

Ken Rollins

Name: MARY Benavids

Address: 1161 WOOD DUCK ROAD
CLE ELUM, WA 98922

Email: Mary.Stetson@yahoo.com

Phone: 509.260.0092

Date: 6/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mary Stetson Benavids

Signature

6/23/2023

Name: Jerome Wonder

Address: [redacted] NB St Roslyn WA.

Email: bustelbones336@yahoo

Phone:

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

[redacted] 6-21-23

Signature

Name: Justin Daniel

Address: P.O. Box 650 Roslyn WA 98941

Email:

Phone: /

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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Respectfully,

Signature

Name: EJ Smith

Address: 513 E 1st St Cle Elum WA

Email: /

Phone: /

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Mallory Aima

Address: 407 Reed St Cle Elum WA

Email: mja20cletown@gmail.com

Phone: 509-674-8069

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mallory Aima

Signature

Name: Carson

Address: 526 W Second
Cle Elum 98922

Email: /

Phone:

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: James Studebaker

Address: PO Box 1525
Ronald WA. 98940

Email:

Phone: 509 260-1445

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

James Studebaker

Signature

Name: Victoria Studebaker

Address: Po Box 83, South Cle Elum WA

Email: victoriastudebaker94@gmail.com

Phone: 253-653-1413

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Chaz Hipple

Address: 407 Reed St.
Cle Elum

Email: Chaz40C@gmail.com

Phone: 509.674.8077

Date: 6.27.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Chris Pritchett

Address: 411 S Second St
Cle Elum, WA 98922

Email: CSPatt@Hotmail.com

Phone: 985-237-8361

Date: 6-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Chris Pritchett

Signature

Name: LAUREL HELLEY

Address: 511 Sunshine Ave #7
Ronald WA 98027

Email: laurichelley@gmail.com

Phone: 425 941 4654

Date: 6/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Laurel A Helley

Signature

Name: V. Stanfield

Address: 3203 Airport Rd
Cle Elum, WA 98922

Email:

Phone: 509-674-4442

Date: 6-23-23

RECEIVED
JUN 23 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: maria Willis

Address: po BOX 73
cle Elum wa 98922

Email: mlinda.willis@gmail

Phone: 509 881.5332

Date: 06/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Maria L Willis

Signature

Name: Karina Misner

Address: 208 Reed St
Cle Elum, Wa 98922

Email: Karinakarinamarie83@yahoo.com

Phone: 206-650-7731

Date: 6/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: STEVEN M. STEWART

Address: 323 WEST 3RD STREET
CLE ELUM WA. 98922

Email: SSTEWARTSTEWART1854@GMAIL.COM

Phone: 509 670 1248

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jean C Holtman

Address: 702 Garfield Ave / PO Box 761
S. Cle Elum WA 98943

Email:

Phone:

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Linda J. Dimit

Address: 702 Garfield Ave / PO Box 761
S. Cle Elum WA 98943

Email: lindajean1@gmail.com

Phone: 509-304-9013

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Linda J Dimit

Signature

Name: DEBRA R. BAINES Date: 6/23/23

Address: 880 SANDY RIDGE RD
CLE ELUM WA 98922

Email: ORBA47@YAHOO.COM

Phone: 253-380-4129

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Gmail

Bill Smith <smithwr19@gmail.com>

The proposed 47 Degrees North Project

Bill Smith <smithwr19@gmail.com>
To: Nancy Smith <smith24nancy@gmail.com>

Thu, Jun 22 at 10:38 AM
2023

Attention: Cle Elum Mayor:

We have been homeowners here in the Upper Kittitas County for more than 15 years. We, plus our extended family have many memories of the great times we have spent together here in the Upper County. We have developed many friendships with the local families who have lived here for generations and supported the community in many different ways.

The homeowners who live in Cle Elum and Roslyn have a very strong community commitment that is hard to duplicate. We are proud of this community and we feel good about giving back to the organizations throughout the community by supporting all the aspects of the people who live here.

We are not opposed to 'controlled' growth here in the Upper County. However, we are very much opposed to this proposed RV park in Cle Elum. Everything we have researched about this RV park will do nothing but harm to the wonderful life we share with our neighbors in our community. The infrastructure in Cle Elum has not been constructed to meet the needs of this type of development. The infrastructure needs to be addressed first to handle the development of affordable single family housing. A complex of 1,000+ RV spaces is NOT the answer.

We cannot find one person in Cle Elum who thinks this 47° North project is good for our community.

Please tell this developer to go somewhere else for their RV project!

We DO NOT support the 47° North project!

Bill and Nancy Smith
smithwr19@gmail.com
smith24nancy@gmail.com

Name: Anne Mysether

Address: 301 W 4th St.
Cle Elum, WA 98922

Email: annemysether@gmail.com

Phone: 360 440 8496

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department.
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Anne Mysether

Signature

Name: Melissa Vasiliades Date: 6/17/23

Address: 429 Lincoln Ave
So. Cle Elum, WA 98943

Email: MelissaVasiliades@hotmail.com

Phone: (206) 495-5541

To: City of Cle Elum - Mayor, City Council members, Planning Department.
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Melissa J. Vasiliades
Signature

Name: Denese Allen Date: 7-17-23

Address: 6411 Washington 903
Roslyn WA 98941

Email: deneseallen9@gmail.com

Phone: 404-772-0387

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the **Sun Communities 47° North** proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, <u>forever</u>.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Denese Allen

Signature

Name: CALEB AMDETTE Date: JUNE 17, 2023

Address: 412 E 3RD ST
CLE ELUM WA

Email:

Phone: 509 306 9281

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: ANNALE LAUREN AMDETTLE Date: JUNE 17, 2023

Address: 412 E 3RD ST
CLE ELUM, WA

Email:

Phone: 509 306 9281

To: City of Cle Elum - Mayor, City Council members, Planning Department.
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Jon Miller

Date: 6-18-2023

Address: 140 Dumbarton Rd
Ronald, WA 98940

Email: millerjond@gmail.com

Phone: 425-405-5775

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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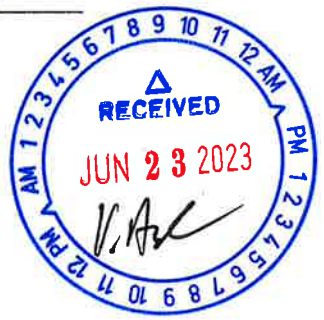
Name: Susan Canup

Address: 414 S. 1st St
Roslyn WA 98941

Email: scanup@yahoo.com

Phone: 8184513557

Date: 6-17-23



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Signature

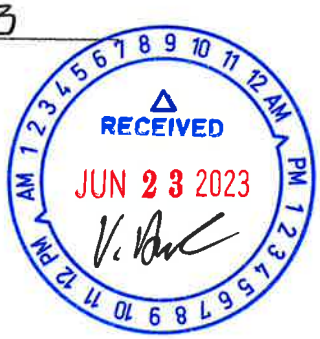
Name: JACKIE VAUGHN

Address: 400 Denny Ave #7
CLE ELUM, WA

Email: jackievaughn12@yahoo.com

Phone: 253 279-1142

Date: 6-17-23



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Respectfully,

Name: Debbie Katalinich Date: 6-17-23

Address: 300 Gobblers Knob Rd
Cle Elum, WA 98922

Email: debbiekatalinich@yahoo.com

Phone: 509-856-6134

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Name: Georgie Kotalinich

Address: 300 Cobblers Knob RD
Cle Elum WA 98922

Email: —

Phone: —

Date: 6-17-23

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Respectfully, GK

Name: Sandy Shoulain Date: 6/9/23

Address: 123 Pacific Ave. P.O. Box 252

Email: sandrawic1@msn.com

Phone: (253) 377-9286

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Respectfully,

Sandy Shoulain

Signature

Name: Robert Mead Date: 6-22-23

Address: Homeless

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Theresa Cappa
Address: XXX Pease Rd
Cle Elum, WA. 98922
Email: tjcappa@yahoo.com
Phone: 206-947-7443

Date: June 23, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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Respectfully,

Theresa Cappa

Signature

Name: Brett Miller

Address: xxx Pease Rd
Cle Elum, WA 98922

Email: millerb2000@yahoo.com

Phone: 206 940-0358

Date: June 23, 2025

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Theresa St Hilaire

Address: 1201 E. Helena #17103 Ellensburg

Email: sthilairechavez@gmail.com

Phone: 509-492-1607

Date: 6-22-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Theresa St Hilaire

Signature

Name: Jason Ihrke

Address: 800 Sunlight Dr
Cle Elum, WA 98922

Email: jason@ihrke.net

Phone: 425-213-2428

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Elaine M Bleggi

Address: 1205 N Core
Ellensburg, WA 98926

Email: bleggi@charter.net

Phone:

Date: 6-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Elaine M Bleggi

Signature

Name: Andra Wate

Address: 1828 E Mason Ave
Buckley WA 98321

Email:

Phone:

Date: 6.21.23

RECEIVED
JUN 23 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Andra Wate

Signature

Name: Tanner Wade

Address: 1878 E. Mason Ave
Buckley WA 98321

Email:

Phone: 253-359-7323

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ron Windham

Address: 819 E. 1st St
Cle Elum Wa 98922

Email: —

Phone: 509 304 4323

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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R. E. Windham

Signature

Name: Racheal Windham

Address: 819 E. 1st St
Cle Elum Wa 98922

Email: racheal.cleelum@gmail.com

Phone: 509 260 1181

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Paula Merbs

Address: PO Box 12
Cle Elum

Email:

Phone:

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MEAGHAN MONTE

Address: 223 COLUMBIA AVE
CLE ELUM 98922

Email: /

Phone: /

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Meaghan Monte 6/21/2023

Signature

Name: BETH GRAY

Address: 3600 SUNCADIA TRL 5036
CLE ELUM, WA 98922

Email:

Phone:

Date: 06/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: TODD GRAY

Address: 3600 SUNCADIA TRAIL #5036

Email: JOHN TODDGRAY@GMAIL.COM

Phone:

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Betty Osborne

Address: P.O. Box 464
Roslyn, WA

Email:

Phone: 417-766-2534

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: TAYLOR YOUNG

Address: 203 COLUMBIA AVE

Email: tcc.taylor.young@gmail.com

Phone: 509 306 9368

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Attention: Planning Department/47 Degrees North planning@cleelum.gov
Email comments to: jmcgowan@cleelum.gov ; sbayhansen@cleelum.gov sharper@cleelum.gov; mlundh@cleelum.gov; kratliff@cleelum.gov ; slackey@cleelum.gov; glondo@cleelum.gov; bwilliams@cleelum.gov ;

June 22, 2023
Barbara Brunner
631 Palouse Rd
Cle Elum, WA 98922
trybjbrunner@yahoo.com
2535696919
Proposed 47 degree North project by Sun Communities Inc.

Mayor Jay McGowan and Council
City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Please don't be fooled by Sun Communities. They do not have the best interest of Cle Elum or surrounding residents. It is all about greed. Profits will be sent out of our community to Wall Street investors. Everybody, especially the city, should remember Sun makes NO legal commitments on just about anything related to the shopping center. This and other statements are just their projections and aspirations, they reserve the right to change things around significantly.

This quote was taken from Larry Stauffer's Facebook post:
"Sun Communities knows that the entire Upper County is opposed to their plan to build the mother of all trailer parks in the middle of our community. They heard the message so loud and clear that they pulled their previous application and sulked out of town. **However,** they did hear one thing the locals had to say, "We need another grocery store".

The proposed new grocery store is 50,000 sq ft. For perspective our current Safeway is 33,000 sq ft, so Sun is proposing a grocery 50% larger than our current Safeway, that's huge.
Sun proposes to build it out in four phases between 2023 and 2031. If the city approves 47 degrees North with the new retail center and it doesn't build out, or it builds out slower, than assumed, the cities general fund will be in a huge fiscal hole.

Remember: "it is the responsibility of the Council to provide effective **City government representation for the citizens,** determine policy, enact ordinances and resolutions, approve contracts, authorize the payment of all obligations incurred by the City and adopt the annual budget.

Just say NO! I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.
Respectfully,

Barbara Brunner631 Palouse Rd
Cle Elum, WA 98922
Barbara Brunner

Name: JON E FINLEY

Address: 181 McKEE LN
CLE ELUM WA 98922

Email: jefinley@hotmail.com

Phone: 509-302-2325

Date: 6-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Troy Brunner

Address: 630 Palouse Rd
Cle Elum WA, 98922

Email:

Phone:

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Chad Ricketts

Address: 990 Fawn Road
Cle Elum, WA 98922

Email: ChadKricketts@gmail.com

Phone: 206-237-4696

Date: 6/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

C. K. Ricketts

Signature

Name: Kate Kondrak

Address: 990 Fawn Rd
Cle Elum

Email:

Phone: 206 601 5888

Date: 6/17/23

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Bob Brittingham

Address: 480 Two Spring Rd.
Cle Elum Wa. 98922

Email: bobbritt53@comcast.net

Phone: 253 334 6050

Date: 6-21-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Bob Brittingham

Signature

Name: Kelly Walker

Address: 609 6th St.
S. Cle Elum WA 98943

Email: Kellymowalker@gmail.com

Phone: 206-465-7396

Date: 06-21-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kelly Walker
Signature

Name: Mark Chutich
Address: 481 two Spring RD
Cle Elum WA 98922
Email: Mark Chutich 7777@Gmail.com
Phone: 206-931-8388

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Mark Chutich
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Name: Terri Campbell
Address: 481 two Spring RD
Cle Elum WA 98922
Email: Terrictad1@Gmail.Com
Phone: 425-273-6193

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Teresa Campbell

Signature

Name: Kyle Walker
Address: 609 6th St
So Cle Elum
Email: cybrslug@gmail.com
Phone: 253 709 0835

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Respectfully,

Signature

Name: ROBERT SEELYE Date: 06-05-23

Address: 502 E 2ND ST
CLE ELUM

Email: ROBERT.SEELYE@GMAIL.COM

Phone: —

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kimberly Brunner

Address: 6630 Palouse Rd
Cle Elum, WA, 98922

Email:

Phone: 206-620-4263

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kimberly Brunner

Signature

Name: Katie Pistello

Address: 23 grange springs rd

Email: k.pistello@gmail.com

Phone: 312-434-2659

Date: 6.21.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

K Pistello

Signature

Name: Janet Sandona

Date: 6-23-2023

Address: 40 Yellow Bell Ct
Cle Elum WA 98922

Email: jsandona@qwestoffice.net

Phone: 509-674-2432

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- <u>Denial</u> of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

J Sandona

Signature

Name: Jake Lebarge

Address: 1006 Denny Ave
Cle Elum WA 98922

Date: 6/23/23

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Name: Tracy Bowman Date: 6/23/23

Address: 211 W 2nd St Cle Elum, WA 98922

Email: tracybowman5@yahoo.com

Phone: (509) 304-5526

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tracy Bowman

Signature

Name: James Oswalt

Address: 3194 W. 4th
Cle Elum

Email: jim@geminifish.com

Phone: 206 450 3165

Date: 6-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Vadim Kouzmine Date: 06/24/23

Address: 23803 NE 23 PL
Sammamish, WA 98074

Email: kouzminv@gmail.com

Phone: 305-467-9083

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: IGOR TATARINOV Date: 6/24/23

Address: 2806 195th Ln E 8
Shoreline WA 98155

Email: igor_tatarinov@yahoo.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____

Signature

Name: JOHN ASHFORD

Address: 199 CLIFFSIDE DR
PAGOSA SPRINGS, CO 81147

Email:

Phone:

Date: 6-24-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Marc Schubert
Address: 5204 37 Ave NE
Seattle WA 98105
Email: elpuma2@yahoo.com
Phone:

Date: 24 JUN 2023

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: D. Allan Rothfus
Address: 902 Lake Forest Drive
Ronald, WA 98940
Email: allanrothfus902@gmail.com
Phone: 206 390 0647

Date: 6/24/2023

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: E [illegible] (Edwardwood) Date: 6-23

Address: 200 E 2nd St

Email: EDwood965. Yahoo

Phone: 509. 859. 4379

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Lexie Gilbert Date: 10/22/23

Address: 1217 Hoyt Ave
Everett WA 98201

Email: clgilbert@gmail.com

Phone: [illegible]

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Melena Ayers Date: 6-23-23

Address: 21902 45th Ave SE
Bothell ~~Seattle~~ WA

Email: Ayers@hotMail.com

Phone: 425-772-5322

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: LINDA IGOE Date: 6/24/2023

Address: 16612 S E 9TH STREET Bellevue 98008

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Linda Igoe

Signature

Name: Casey Ondorf Date: 6/23/23

Address: 102 E 4th St

Email: Tippmann067@Gmail.com

Phone: 304-401-1666

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: christina canker Date: 6/23/23

Address: 21204 45th Ave SE
Bothell, WA 98021

Email: cankerchr@gmail.com

Phone: 206 412 6435

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jakob McBeke

Date: 6/23/23

Address: 161 Forest Ln
Cle Elum, WA 98922

Email: blue20418750@yahoo.com

Phone: 206 871-2586

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kathy & Kevin Trimble Date: 23 June 2023

Address: 571 KoKanee Loop
Cle Elum, WA 98922

Email: KWTRIMBLE@AOL.com

Phone: 650-269-4060

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Name: Jack Cunningham

Address: 2066 Des Moines Dr
Seatac WA 98198

Email:

Phone:

Date: 06·23·2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Drew McCoy

Address: 300 S 2nd St
Roslyn WA 98941

Email: mccoy.drew@gmail.com

Phone: 509 962 9575

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Roberta Hoppe Date: 6/23/23

Address: 461 Whisper Creek Dr.

Email: bhoppe2002@yahoo.com

Phone: 763-486-6433

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

R Hoppe

Signature

Name: Valerie Aldrich Date: 6/23/23

Address: 461 Whisper Creek
Cle Elum WA 98922

Email: vaaldrich@aol.com

Phone: 952-484-0775

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Val Aldrich

Signature

Name: XAVIER CARDENAS
Address: 715 S 136th St
BURIEN, WA
Email: VAAVSA@AOL.COM
Phone: 206-571-7212

Date: 6-23-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: ALIZA ASTRACHAN Date: 6-24-23

Address: 351 BIG ROCK LANE
CLE ELUM, WA
98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Kari Lariviere Date: 6-23-23

Address: 108 N C St Roslyn Wa

Email: Karicann Kelley@yahoo.com

Phone: 360 931-0492

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kari Lariviere

Signature

Name: George Gladding
Address: 898 St Andrews Way
Bellingham WA 98224
Email: EandG6646@Gmail.Co
Phone: 253 886 2353

Date: 06/23/23

Own 100 Sun Island Drive Easton WA 98925

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: P. S-W

Date: 6/23/23

Address: 18 E. 7TH ST
Cleland CO

Email:

Phone: 970-278-1755

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Pat Saunders-White

Signature

Name: Christian Rinearn

Address: 661 Willie Lane

Email: christianrinearn05@gmail.com

Phone: 253-455-4792

Date: 06/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Christian Rinearn

Signature

Name: Ben Purcott
Address: 2420 Airport Rd, Unit 1204, Ellensburg WA 98926
Email: benjamin3photography@gmail.com
Phone: 206-669-9420

Date: 6/22/2023

email to: planning@cleelum.gov

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

B Purcott

Signature

Name: Ryan Fudacz

Address: P.O. Box 63
Thorp, WA 98946

Email: fudaczr@live.com

Phone: 509-859-0030

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: LaRon Love

Address: 1013 E 18th St
Ellensburg WA

Email: /

Phone: /

Date: 06/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

LaRon Love

Signature

Name: Britt Smith

Address: 305 Desiree Lane
Cle Elum, WA 98922

Email: britt@ketchupsoup.com

Phone: 312 832 0404

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Cary Mishell Date: 6-23-

Address: 502 Main Ave
So. Cle Elum WA. 98952

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jenci Randall

Date: 6/23/23

Address: 300 S 2nd St.
Roslyn, WA 98941

Email: jrandall.aud@gmail.com

Phone: 419 234 6629

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jenci Randall

Signature

Name: KIM CSWALT

Address: 319 W. 4TH
CLE ELUM WA. 98922

Email: KIMCSWALT@COMCAST.NET

Phone: 206 940 0015

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kim Cswalt

Signature

Name: Yanni Hartung Date: 6/23/23

Address: 180 pendelton ellensburge 98926

Email: Yannihartung136gmail.com

Phone: 509-520-4537

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Whitney Coray Date: 6/23/23

Address: Cle Elum, WA 98922

Email: Whitneycoray@yahoo.com

Phone: 425-308-4644

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Chriss Egan Date: 6-24-23

Address: 279 IRON Mountain Rd.
Cle Elum, Wa 98922

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Chriss Egan

Signature

Name: Jody C Mooney

Address: 4395 Westshore Drive NE, #902
Moses Lake, WA 98837

Email: Jod

Phone:

Date: 24 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jody C Mooney

Signature

Name: Erich Zimmerman

Address: 4830 S Bateman St
Seattle WA 98118

Email: erichjz@gmail.com

Phone:

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Erich Zimmerman Date: 6/24/23

Address: 4830 South Lorcman Street

Email: ozzftw1309@gmail.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Erich Zimmerman

Signature

Name: Nanette Blum

Address: 507 W 5th
Cle Elum

Email: nlblum56@gmail.com

Phone: (509) 656-4668

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nanette Blum

Signature

Name: Jim Helm

Address: 23837 139 St
Kent WA 98042

Email:

Phone:

Date: 6/24/23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: William Boone

Address: 902 McDonald RD
Cleelum Wa

Email:

Phone:

Date: 6/24/23

stop 47 degreesnorth.com

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Linda Hoff

Address: 12830 NE 73rd St.
Kirkland, WA 98033

Email:

Phone:

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Linda J. Hoff

Signature

Name: Ginger Goldman

Address: 688 110th Avenue NE
Apartment 52906
Bellevue WA 98004

Email:

Phone:

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Goldman

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Name: Richard Goldman

Address: 685 110th Ave NE
Bellevue, WA 98004

Email:

Phone:

Date: 6/24/23

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Name: James Hoff
Address: 12830 NE 93rd St
Kirkland, WA 98033
Email:
Phone:

Date: 6/24/2023

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James E. Hoff

Signature

Name: Tyler Hjaltalin

Address: 1515 12th ave S
Seattle Wa 98144

Email: TylerOHJ@gmail.com

Phone: 509 882 4832

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Jillian Segaline

Address: 1515 12th Ave S
Seattle wa 98144

Email: jilliansega@gmail.com

Phone: 509 949 6958

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jillian Segaline

Signature

Name: Kaylee Harris
Address: 611 Madison Ave
South Cle Elum, WA 98943
Email: khardman88@gmail.com
Phone: (425) 220-4763

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kaylee Harris

Signature

Name: Holly Heflen Date: 6/24/23

Address: PO Box 474
Roslyn, WA 98941

Email:

Phone: 5092303885

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Justin Patterson

Address: 121 N Penn Ave
98922

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Signature

Name: Cindy Peach

Address: 311 Beechwood Ln.
Lake Cle Elum, Wash.

Email: PCynjo2@gmail.com

Phone: 425-281-1767

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Cynthia M. Peach

Signature

Name: David D. Fife

Address: PO Box ~~305~~ 713
305 E. Utah Ave. Roslyn WA. 98941

Email: dfife6056@Gmail.com

Phone: 509-304-4283

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Coral Lynn Fife

Address: 305 E Utah Ave
Roslyn, WA 98941

Email: clddfife@gmail.com

Phone: 509-674-8628

Date: June 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Coral Lynn Fife
Signature

Name: Shawn Lindstrom

Address: 13730 16th Ave SW
Seattle WA 98166

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Stephen Shane

Address: 304 SE 33rd
Portland, OR 97216

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Christine Heimbigner - Simpson Date: _____

Address: 504 350 St
Cle Elum WA 98922

Email: _____

Phone: _____

stop47degrees.com

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Brian Cole

Address: 4735 36th Ave NE
Seattle, WA 98105

Email: /

Phone: /

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully

Brian Cole

Signature

Name: Carianne Meyers

Address: 116 Capri Que NE
Seattle WA 98178

Email:

Phone:

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Liz Spiller

Address: 322 2nd ~~St~~ St. W
Cle Elum, WA 98922

Email: /

Phone:

Date: 10-24-23

stop47degreesnorth.com

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Liz Spiller
Signature

Name: Timothy Spiller

Address: 322 W 2nd ST
Cle Elum, WA 98922

Email:

Phone:

Date: 6/24/23

Stop 47degrees.com

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119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Marlin Lehan

Address: 2347 Combine
East Wenatchee, WA

Email:

Phone:

Date: 6/24/23

stop47degreesnorth.com

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Riley Howell Date: 6.24.23

Address: PO Box 23 Riverside WA 98849

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Riley Howell

Signature

Name: Katie Rossmeissl

Address: 361 Spragger Way
Cle Elum, WA 98922

Email: Katiecca

Phone:

Date: 6/24/23

stop47degrees.com

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Katie Rossmeissl

Signature

Name: Ashley Garrison

Address: 601 W Davis St #B
Cle Elum, WA 98922

Email: ashleygarrison118@gmail.com

Phone: 253 844 5226

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: James Neille

Address: 1232 Alora PL
P.O. WA 98367

Email: Endershouse@yahoo.com

Phone: (360) 271-8805

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Erin Neville

Address: 7732 Alonah Pl SE
Port Orchard WA 98367

Email: mscheshire3@gmail.com

Phone: 360-633-5288

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Emilie dana

Address: 80 Redbridge RD
Cle Elum, 98922

Email:

Phone:

Date: 6-24-2023

Stop47DegreesNorth.com

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Emilie Dana

Signature

Name: Gary Favero

Address: 1161 White Rd
Cle Elum WA 98922

Email:

Phone: 509 304 4850

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Beau Bridgeman Date: 6/23/23

Address: 1171 Nelson Siding Road
Cle Elum WA 98922

Email: beau_bridgeman@yahoo.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

_____
Signature

Name: Jim Easterling Date: 24 June 2023

Address: 3220 Airport Rd
Cle Elum WA 98922

Email: redwood_jpe@yahoo.com

Phone: 206 953 5154

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Matthew Floyd Date: 6/24/23

Address: 161 Stuart Ridge Road
Cle Elum Washington 98922

Email: halfmoonhardwoods@gmail.com

Phone: 509-656-6437

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Timothy J EGAN

Address: 279 IRON Mountain Rd
CLE ELUM, WA 98922

Email: TJLEGEND1@GMAIL.COM

Phone: 206 714 1067

Date: 6-24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Timothy J Egan

Signature

Name: JOHN VOGT

Address: 370 HIGHLINE LOOP
CLE ELUM WA

Email: vogtjohn@hotmail.com

Phone: (206) 255-9586

Date: 6/24/2022

stop47degreesnorth.com

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

John Vogt

Signature

Name: James Tomlinson

Address: 7037 23rd Ave NW
Seattle 98117

Email: jmtomlinson@gmail.com

Phone: 206-914-4069

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

James Tomlinson

Signature

Name: MIKE CARPENTER Date: 06/24/2023

Address: 341 FORTUNE CREEK LN
CLE ELUM, WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: SARAH SUMMER

Address: 341 FOUNTAIN CREEK LANE
CLE ELUM, WA

Email: SSUMMER13@gmail.com

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Elizaveta Poberezhnaia Date: June 24

Address: Coeur d'Alene, 510E Garden Ave

Email: lizaveta_english@mail.ru

Phone: 208 446 5833

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: EKATERINA HIGGINS Date: JUNE 24, 2023

Address: 4208 N DONOVAN LN, POST FALLS ID 83854

Email: EKAHIGGINS@GMAIL.COM

Phone: (206) 954-3353

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Angela Steele

Address: 515 E 3rd St
Cle Elum WA 98922

Email: steele.ange.gmail.com

Phone: _____

Date: 06/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Walter Klockars

Address: 1014 S. A. St
Moses Lake, WA 98837

Email: _____

Phone: _____

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Walter B. Klockars

Signature

Name: Ben Klockars Date: 6/24/2023

Address: 1014 ~~[illegible]~~ S. A St.
Moses Lake WA 98837

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Phone:

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119 West First Street, Cle Elum, WA 98922

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Respectfully,

Ben Klockars

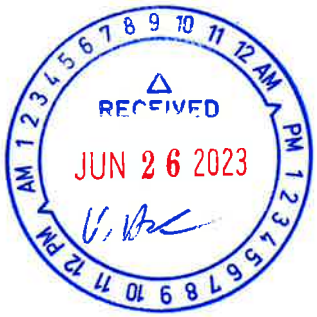
Signature

Name: Cathie Foote Date: 6/24/23

Address: 24503 SE 39th Pl
Sammamish, WA 98029

Email:

Phone:



To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Cathie D. Foote

Signature

Name: Bill Foote

Date: 6/24/23

Address: 24503 SE 39th Pl
Sammamish, WA 98029

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Respectfully,

W. R. Foote

Signature

Name: Colby Easterling Date: 6/24/23

Address: 3220 Airport Rd

Email: colbylee04@gmail.com

Phone: 425-533-5324

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Charlie Curley

Date: 6/24/2023

Address: 511 610 W Side Road

Email: charliecurley33@gmail.com

Phone: 425 591 8254

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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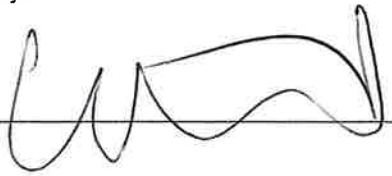

Signature

Name: Wayne W. Gotts

Address: 512 Flying M Drive
Cle Elum WA 98922

Email: gotts817@Icloud.com

Phone: 425-766-9665

Date: June 24 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Wayne W. Gotts

Signature

Name: Larry Mayfield Date: 6/24/23

Address: 1418 Copper Loop
East Wenatchee, WA 98802

Email: lmayfield432@gmail.com

Phone: (509) 699-8488

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Debra Mayfield

Address: 1418 Copper Loop
East Wenatchee

Email:

Phone: 360-751-3407

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Debra L Mayfield

Signature

Name: Regina Reese

Address: 107 W 3rd
Cle Elum WA 98922

Email: reginanmac@yahoo.com

Phone: 509 304 4117

Date: 6-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Patti Batzendy Date: 6/24

Address: 654 Water Wish Pl
Ferndale, WA 98248

Email:

Phone: 917-239-4324

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kayla Tubbs

Date: 6-20-23

Address: 116 E 3rd St

Email: kayla846@live.com

Phone: (425) 749-7836

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Alyssa Holyoak Date: 6/23/23

Address: 410 Penny Ave
Cle Elum, WA

Email: ASH112335@gmail.com

Phone: 509-656-6114

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Alyssa Horton

Signature

Name: Jason Skinner Date: 6-23-23

Address: 10704 Yonell RD S
Yelm WA 98597

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: BRANDON BOLLEN

Date: 6/23/23

Address: 8107 170th st SW
Lynwood, WA

Email:

Phone: 425 346 1275

RECEIVED
JUN 26 2023
V. BC

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kyle Taylor

Date: 6-11-23

Address: 214 S 3rd
Roslyn

Email: Kyta

Phone: 509-423-6425

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Name: Marc Warner

Address: 16341 Salmon La Sac
Ronald WA 98940

Email: marcwarner3@icloud.com

Phone: _____

Date: 6/24/23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: TONY BREZNIKAR Date: 6/26/2023

Address: 311 GRANT ST
Cle Elum, WA 98922

Email: superjohn1@webtv.net

Phone: 509-607-1225

Sign / fill out & email to: planning@cleelum.gov By Monday 26th 12:00 Noon

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Tony Breznikar

Signature

Name: Kris Sullivan Date: 6/26/2023

Address: 311 Grant Street
Cle Elum, WA 98922

Email: SuperJohn2@web-tv.net

Phone: 509 674 8536

Sign / fill out & email to: planning@cleelum.gov By Monday 26th 12:00 Noon

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Respectfully,

Kris Sullivan

Signature

Name: Travis Mortenson Date: 6-24-2023

Address: 132 Sunny meadow drive
Cle Elum WA 98922

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Travis Mortenson

Signature

Name: Sara Stanley Date: 6.24.2023

Address: 132 Sunny Meadows Dr
Cle Elum WA. 98922

Email: Sara.anne.sindre@gmail.com

Phone: 509.306.5866

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: BARDY NGUYEN Date: June 25 2023

Address: P.O. 3101

Email: June 14 2012 @ Hotmail.com

Phone:

RECEIVED JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Craig Larsen Date: 6-24-23

Address: 16820 NE 110th
Redmond, WA. 98052

Email: craigpaullarsen@gmail.com

Phone: (425-885-9553

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Barrhi Reich Date: Jun 24, 2023

Address: 15721 238th St SE
Snohomish, WA

Email: painstop@aol.net

Phone: 707-761-7723

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

B Reich

Signature

Name: Zack K Moore

Address: 201 West 3rd St
Cle Elum, WA 98922

Email: zackcmoore@gmail.com

Phone: 509 306 6226

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

_____
Signature

Name: BJ Singletary Date: 6/24/23

Address: 20007 6th Pl W. J
Lynnwood, WA 98036

Email: bj-singletary@yahoo

Phone: 425 269 4479

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Meri Ruth Singletary Date: 6/24/23

Address: 20007 6th Pl W
Lynnwood, WA 98036

Email: mrsingletary@hotmail.com

Phone: 206-715-7145

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.
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Respectfully,

Signature

Name: Jeanne Klockers Date: 6/24/23

Address: 1014 S. A St.
Moses Lake, WA 98837

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jennifer Fenter

Address: 600 S. Chestnut St.
Ellensburg, WA 98926

Email: evans.jen4@gmail.com

Phone: (262) 424-8337

Date: 18 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Jennifer A Fenter

Signature

Name: Anastasia Fabulae-Smith Date: June, 14, 2023

Address: 210 N. Montgomery Ave
Cle Elum Wa 98922

Email: anastasiafabulae@Yahoo.com

Phone: 425-200-9127

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Quinn Mackay

Address: 660 Snowberry Loop
Cle Elum, WA

Email: quinnmac@gmail.com

Phone: _____

Date: 6/16/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____

Signature

Name: ROBERT AUFFANT

Address: [redacted]
50 RAINTREE #4 RONALD

Email: rob.auffant@gmail.com

Phone: 206-790-1808

Date: 6/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Rachel ~~Roto~~ Auffant

Address: 50 Raintree #4
Ronald, WA 98940

Email:

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Rachel Auffant

Signature

Name: Adam McCollum

Address: 1817 RD 57 PL
PASCO, WA 99301

Email: mccollum.adam@gmail.com

Phone: (509) 845-2077

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Brie Backus

Address: 231 Indigo Lane
Roslyn, WA

Email: briebackus@gmail.com

Phone: 206-755-9911

Date: 6.17.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MASSIMO BACKUS

Address: ~~740 N~~ 231 INDIGO LN
ROSLYN WA

Email: BACKUSMP@GMAIL.COM

Phone: _____

Date: JUNE 17, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

_____
Signature

Name: Amy Dean

Address: 10704 12th Ave NE
Seattle, WA 98125

Email: ahaalande gmail.com

Phone: 972-814-6745

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Traci Clark

Address: 351 Maple Leaf Loop
Cle Elum, WA 98922

Email: traciclark428@gmail.com

Phone: 206 459-3618

Date: 7-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Traci R Clark

Signature

Name: Cody Ward

Address: 701 Main St South Cle Elum WA 98943

Email: codyward.cw.cw@gmail.com

Phone: 509 260 0615

Date: June 17th 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: BRYCE STEVENS

Address: 3670 Airport Rd
Cle Elum WA 98922

Email:

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Caitlin Luenicke

Address: 28315 190th Ave SE
Kent WA 98042

Email:

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: ANDREW VANDERKLOK

Address: PO BOX 1553
RONALD, WA 98940

Email: AVANDERKLOK@gmail.com

Phone: 248-760-1936

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature
ANDREW VANDERKLOK

Name: Chris Mayer

Address: 31 Maple Ln
Ronald, Wa. 98940

Email:

Phone:

Date: 6/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Jodie Mayer

Address: 31 Maple LN
Ronald WA. 98940

Email: _____

Phone: _____

Date: 06/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jodie Mayer

Signature

Name: Stephen C Deal

Address: 121 Solstice Dr
Cle Elum, WA 98922

Email: Standdawdi21@gmail.com

Phone: 509 674 6614

Date: 6/16/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Stephen C Deal

Signature

Name: Deborah N Dowd

Address: 121 Solstice Dr
Cle Elum WA 98922

Email: debbie@nwdowds.org

Phone: 509-674-6614

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Deborah Nelson Dowd
Signature

Name: MaryJo Dunckley
Address: 421 Beechwood Ln
Ronald WA 98940
Email: mjanddan@yahoo.com
Phone: (509) 649 3536

Date: 6/15/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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MaryJo Dunckley

Signature

Name: KAREN McDONALD

Address: 40 DOGWOOD CT
CLE ELUM, WA 98922

Email:

Phone:

Date: 6/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Karen M. McDonald

Signature

Name: Dan Dunckley

Address: 421 Beechwood Ln, Ronald WA 98940

Email: swiftwaterhomes@yahoo.com

Phone: 509 304 6164

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____

Signature

Name: Kate Munroe

Address: 104 Orchard View Drive
Chelan WA 98816

Email: Katec blvek.com

Phone: 206 851 0208

Date: 6/16/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kate Munroe

Signature

Name: Elliott Sulwer

Address: 111 N Elliott Ave
Wenatchee, WA 98801

Email:

Phone:

Date: 6-17-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Mary Monahan

Address: 507 E 3rd Ave
Cle Elum WA 98926

Email: mary.monahan@gmail.com

Phone:

Date: 6/17/2023

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Tom Elsenburg Date: 6/17/23

Address: 2582 Hidden Valley RD

Email:

Phone: S/ Cle Elum

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Amy Vetter

Date: 6/17/23

Address: 1702 Westside Rd. Cle Elum, WA 98922

Email: amylee07@msn.com

Phone: 425.280.3275

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Shayna Hyatt

Address: 202 Hawthorn lane
Easton WA 98925

Email: www.shayna9hyatt@gmail.com

Phone: 5094705286

Date: 6/16/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Shayna Hyatt

Signature

Name: Brooke Lonnes

Address: 202 Hawthorn lane Easton Wa 98925

Email: lonnesbrooke8@gmail.com

Phone: 509-260-1345

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Scott Linehan

Date: 6/17/23

Address: PO Box 350
Roslyn WA 98941

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Allison Henke

Address: 935 NE Maple Street, Pullman WA 99163

Email:

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Allison Henke

Signature

Name: Wayne Tedrow

Address: 20733 24th Ave W
Lynnwood, WA 98036

Email: singingsparky@gmail.com

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature Wayne Tedrow

Name: Melinda Henke

Address: 23807 SE 248th Pl, Maple Valley

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Melinda Henke

Signature

Name: Mike Habben
Address: 91 Woodrose Ct.
Cle Elum, WA 98922
Email: Mikehabben@hotmail.com
Phone: 425-557-0072

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Name: Lisa Habber

Address: 91 Woodrose Ct.
Cle Elum, WA [redacted] 98922

Email: LAHab@hotmail.com

Phone: 425-557-0072

Date: 6-16-23

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Respectfully,

Signature

Name: Orville Montgomery

Address: 722 Groeschell Rd
Cle Elum, Wa

Email: _____

Phone: _____

Date: 6-17-23

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119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Orville Montgomery

Signature

Name: Richard Bradford

Address: 100 Spruce Lane
Ronald WA 98940

Email:

Phone:

Date: 6/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: VINCENT AGOSTINO Date: 6-17-2023

Address: 171 LONGHORN SRR CLE ELUM WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: MICHAEL ZANONI

Address: 160 BUNCHBERRY CT

Email: _____

Phone: _____

Date: 6.16.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Craig Shank

Date: 6-17-2023

Address: 9089 N.E. 39th Place
Yarrow Point, WA 98004

Email:

Phone:

stop47degreesnorth.com

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Ela Short

Address: 16360 F Pingston Creek Rd.
Kettle Falls, WA 99141

Email: pls_recycle@yahoo.com

Phone: 208 964 1395

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Ela Short

Signature

Name: Scotty Sewell

Date: 6-17-23

Address: 121 Pennsylvania Ave
Cle Elum WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: RICK WELLS

Address: 383 PINE LOCH SUN PR
RONALD, WA 98940

Email:

Phone:

Date: 6-17-2023

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: SHARON AYERS

Address: 24300 SE 162nd ST
ISSAQUAH, WA 98027

Email:

Phone:

Date: 6-17-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Laura Clenna

Address: PO Box 1087
Maple Valley WA 98038

Email: /

Phone: /

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Laura Clenna

Signature

Name: Jimie Maher

Address: 3556 S. Porandon St
Seattle WA 98118

Email: /

Phone: /

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Vivian Murray

Address: 3210 39th S
Seattle 98144

Email: /

Phone: /

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Hazel Waltz

Date: 6/14/23

Address: 271 Huntrick Dr, PO Box 40 S. Cle Elum, WA 98943
Cle Elum, WA 98922

Email: hrenglie@aol.com

Phone: 425-347-2921

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Hazel A Waltz

Signature

Name: EVA BETTS

Address: 32513 112 PL SE
AUBURN, WA 98092

Email:

Phone: 253.880.5209

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

EBetts

Signature

Name: Kelly Hill

Address: 400 Flying M Dr
Cle Elum WA 98922

Email: alpine valley construction@gmail.com

Phone: 509 260 1124

Date: 6-16-23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Steve Waffe
Date: 6-17-23
Address: 271 Huntrick Dr. CLE Elum WA 98922
P.O. Box 40 S. CLE Elum WA 98948
Email: i-90 Marine@msn.com
Phone: 425-531-0150

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: BRIAN BRUNNER
Address: 631 PALOUSE RD.
CLE ELUM, WA 98922
Email: mailmobileman@yahoo.com
Phone: 253-261-4285

Date: 15 JUNE 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Brian Brunner

Signature

Name: Barbara Muzzey
Address: 2040 Casassa Rd.
Cle Elum, WA 98922
Email: bmuzzey@hotmail.com
Phone: 253-720-7164

Date: 6-2-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Barbara Muzzey
Signature

Name: Julie Pleasants

Address: 121 N Pennsylvania Ave
Cle Elum, WA 98922

Email:

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Julie Pleasants

Signature

Name: Brenda Smith

Address: 70 TIPTOP LANE
Cle Elum, Wa

Email: _____

Phone: _____

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: Mikaela SHORT

Address: 5500 Stratford Rd Moses Lake

Email:

Phone:

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: A. Canning

Address: 2520-2 Canyon Crest Way
Cheweleh

Email: allycanning2003@yahoo.com

Phone:

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Signature

Name: R. CANNING

Address: 2520-2 CANYON CREST WAY
CLE ELUM, WA. 98922

Email: RCANNING56@YAHOO.COM

Phone:

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Fernando Mata

Address: PO 70554 Rd 24.7 SW
Mattawa WA, 99349

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Fernando Mata

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Name: RACHEL CUMMINGS

Address: 70 RAINWOOD LN
ELLENSBURG WA 98926

Email: /

Phone: /

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Cathy Oliver

Address: 741 Morrison Ckm

Email: cat92551@gmail.com

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Catherine L. Oliver — Cathy Oliver

Signature

Name: BRENDA CANADAY

Address: 1480 FORESTSERVICE ROAD 4517
CLE ELUM, WA 98922

Email: BJCCANADAY@YAHOO.COM

Phone: 206-234-4767

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Fil Tribble

Address: 6691 Nelson Siding Rd
Cle Elum, WA 98922

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Fil Tribble

Signature

Name: Sadie Melhorn Date: 6/19/23

Address: 30 Birch Ct
Cle Elum, WA 98922

Email: misscrafty sadie@gmail.com

Phone: 509-426-9868

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sadie Melhorn

Signature

Name: Alexis Howe

Address: 1900 orphan nugget lane
Cle Elum

Email: alexishowe78@gmail.com

Phone: 206 910-8968

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Alexis Howe

Signature

Name: Scott Howe

Address: 180 Orphan nugget lane
Cle Elum

Email: alexishowe78@gmail.com

Phone: 206-916-3968

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Scott Howe

Signature

Name: Kenay Crews

Address: 570 Larkspur Loop

Email: kena/crews@gmail.com

Phone: 360 601-0238

Date: 6-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Kenay Crews

Signature

Name: Cathy Thomsen
Address: 34863 Hood Canal Dr NE
Kingston WA 98346
Email: cathy.thomsen@comcast.net
Phone: 206-883-6771

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Catherine A. Thomsen

Signature

Name: KEEHN THOMSEN

Address: 702 94TH AVE SE
BELLEVUE, WA 98004

Email: KEEHN@THOMSENS.COM

Phone: _____

Date: 6-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Keehn Thomsen

Signature

Name: DAVID BRANCATI

Address: 305 N. FIRST
ROSLYN

Email:

Phone:

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Matt Woodring

Date: 6-18-2023

Address: PO. Box 780
Roslyn, Wa

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Matt Woodring

Signature

Name: Denice Mikkelson

Date: 6-14-2023

Address: 12280 903
P.O. Box 521

Email: Kndmikkel@gmail

Phone: 509-260-0900

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Denice Mikkelson

Signature

Name: J. Pam Miller

Address: 61 CARBIDE CT
CLE ELUM, WA 98922

Email: MILLERJPAM@HOTMAIL.COM

Phone: 425 524 1389

Date: 6/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

J. Pam Miller

Signature

Name: JOE SALOIN

Address: 107 N B Street
PO box 820 Roslyn WA

Email:

Phone: 206 422 1575

Date: June 17, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Dee Rush

Address: PO Box 800
Roslyn WA

Email: Deesaldin9@gmail.com

Phone: 206 915 5554

Date: 6/18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Alex Efremoff Date: 6/18/23

Address: 1480 Forest service rd 4517 cle elem

Email: alexefremoff@outlook.com

Phone: 509 656 4112

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully, Alex.

Signature

Name: STEVE ROSS

Date: 6/18/23

Address: 1710 NELSON SPRING RD
CLE ELUM, WA 98922

Email:

Phone: 206 793-3023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Andrea Ross

Address: 1710 Nelson Siding Rd
Cle Elum, WA 98922

Email:

Phone: 206 730-9096

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrea Ross

Signature

Name: Juan Alfonso

Date: 6/18/23

Address: 21 Tired Creek Lane
Cle Elum, WA 98922

Email:

Phone: 954.218.9900

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Nicholas Alfonso

Address: 21 Tired Creek Ln.

Email: naalfonso1@gmail.com

Phone: 425-247-5159

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MARTHA BEJAR

Date: 6/18/23

Address: 21 TIRED CREEK LN
CLE ELUM, WA. 98922

Email: mbejar@dagrosacp.com

Phone: 732-421-3081

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: SEBASTIAN ALFONSO

Date: 6/18/23

Address: 21 TIRED CREEK LN.
CLE ELUM, WA 98922

Email: SEBN.A.ALFONSO@GMAIL.COM

Phone: 4256158501

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Frank Yourkowski Date: 6/18/23

Address: 7151 Lower Peoh Pt. Rd
98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Frank Yourkowski

Signature

Name: Suzanne Yourkowski Date: 6/18/23

Address: 7151 Lower Peoh Point Rd
98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Suzanne Yourkowski

Signature

Name: BRUCE L. HERBIG Date: 6/18/23

Address: 22708 BRIER RD.
BRIER, WA 98036

Email: brucelherbig@gmail.com

Phone: (425) 346-3456

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bruce L Herbig

Signature

Name: Alice M. Green

Address: 401 Cascade View Drive
Ronald wa 98940

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Alice M Green

Signature

Name: KRISTINA BOCK

Date: 6/18/23

Address: 603 N. A. St.
ROSLYN, WA 98941

Email: HAZELDOGGY@GMAIL.COM

Phone: ~~425-~~ 425-753-6070

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Elaine Brencic

Address: 90 Sweet Shop Ln
Cle Elum WA 98922

Email:

Phone:

Date: 6-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: William Cousins

Date: 6/18/23

Address: 3521 NW 68th St
Seattle WA 98117

Email:

Phone: 206 390 9150

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Suji Akai

Date: 6/18/23

Address: PO Box 965
Roslyn 98941

Email: suji.akai@gmail.com

Phone: 206.730.2490

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: J HARTEAU

Date: 6/19/23

Address: PO BOX 965
ROSLYN WA 98941

Email:

Phone: 206 780 2514

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: JARED BASSETTI

Date: 6/18/23

Address: 241 HIGHLAND LOOP
RONALD, WA 98940

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
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- Decreased level of service for police protection
- Decreased level of service for fire protection
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- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MATTHEW MUNSON

Address: KACHESS 4190 Kachess Lake Rd Easton

Date: 6/18/23

Email:

Phone: 425-444-3162

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Matthew Munson

Signature

Name: Deborah Parrish
Address: P.O. 553
Roslyn WA 98941
Email: parrishcraig.deb@gmail.com
Phone: 509 260-0539

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Deborah Parrish

Signature

Name: Marin Riggins

Date: 6/18/23

Address: 30102 46th Ave So
Auburn WA 98001

Email: mariariggins@comcast.net

Phone: 2069305419

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Neil McIrvin

Address: 201 Big hill, Cle Elum

Email: neilmac07@gmail.com

Phone: 206 941-2534

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: ANNLORAINE D. FULTON

Date: 6/18/23

Address: 60 GOLDENROD CT
CLE ELUM, WA 98922

Email: ANNLORAINEDAYAWAN@GMAIL.COM

Phone: 425.220.1937

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Travis Fulton

Address: 60 Golden Rod Court

Email: X

Phone: 406-581-1553

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Susan Teem

Date: 6/18/23

Address: 1001 Big Creek Rd
Cle Elum, WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Susan A. Teem

Signature

Name: Lannon Parrish

Address: PO Box 553 Roslyn, WA 98941

Date: 6/18/23

Email: LQParrish@gmail.com

Phone: 509-260-0548

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Lannon Parrish

Signature

Name: Craig Parrish Date: 6/13/23

Address: P.O Box 553
Roslyn WA 98941

Email: Parrishcraig.deb@gmail.com

Phone: 509-649-2357

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Nancy P. Brown

Address: 4224 Village Rd
Stanwood, Wa 98292

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nancy P. Brown

Signature

Name: SANDRA DUMONT

Date: 6/18/23

Address: PO BOX 607
CLE ELUM, WA 98922

Email: SLD1020@GMAIL.COM

Phone: 206.920.5924

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Byron Parks

Date: 6/18/23

Address: 604 Washington Ave S Cle Elum

Email:

Phone: 425-894-3923

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Byron Parks

Signature

Name: Lars Parrish

Date: 6/18/23

Address: 102 West Wyoming St Roslyn WA

Email: LarsKparrish@Gmail.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Robert Brencic

Date: 6-18-23

Address: 90 Sweet Shop Ln.
Cle Elum, WA 98922

Email: Rbrencic@msn.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Barbara Milos

Date: 6-18-23

Address: 106 E Idaho Roslyn

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Barbara Milos

Signature

Name: Caren Sloan

Date: 6-19-2023

Address: 211 E Kristen
Ellensburg, Wa 98926

Email: Caren7820@gmail.com

Phone: 360.620.4528

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kathleen Robertson
Address: 210 Monabel CT
Cle Elum WA
Email: robgrader@comcast.net
Phone: 206 326 7061

Date: 6-18-23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: RANDALL HUGHES

Address: PO BOX 57
CLE ELUM WA 98922

Email:

Phone:

Date: 6-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Randall Hughes

Signature

Name: Susan M. Packett

Address: 1291 watson Cutoff
Cle Elum

Email:

Phone:

Date: 6/15/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Kristin Carlson
Address: 31 Spirea Ct
Cle Elum, WA 98922
Email: kristinc@findaylharborseciplanes.com
Phone: 206.218.6181

Date: 6.18.23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Barbara Miles

Address: 106 E Idaho Roslyn

Email: barbmile@aol.com

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Barbara Miles

Signature

Name: Lance A. Wallen

Address: 401 LARKSPUR LOOP
CLE ELUM, WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Lance Wallen

Signature

Name: DIANE Lepsy

Address: 731 Elk Run Rd
Cle Elum WA 98922

Email: dylepsige gmail.com

Phone: 425-301-0592 (mobile)

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Diane Lepsy

Signature

Name: Charlene Wallen Wallen

Address: 401 Larkspur Loop
Cle Elum WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Charlene Wallen

Signature

Name: Jamie Walker

Address: 41 Harmony CT Cle Elum, WA

Email:

Phone:

Date: 6/17/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Kay Wheatley

Address: 3209 20 Ave S
Great Falls MT 59405

Email:

Phone: 406-788 4587

Date: June 18, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kay Wheatley

Signature

Name: DAVID LEWIS

Address: 731 ELK RUN RD
CLE ELUM 98922

Email:

Phone:

Date: 6/15/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Justine Viviano

Address: 241 Pebble Beach Dr.
Cle Elum, WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MARY ANN RECHTIEN

Date: 6/18/23

Address: 1964 26th AVE W
SEATTLE, WA 98199

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Mary Ann Rechtien

Signature

Name: JILL E. FORD

Address: P.O. Box 322 ROSLYN

Email: jille ford@yahoo.com

Phone: 206-790-5340

Date: 06.18.2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jill E. Ford

Signature

Name: JOE ORR

Address: 400 EAST WASHINGTON ST
ROSLYN, WA

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Cynthia Orr

Address: 400 East Washington Ave
Roslyn, WA 98941

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Andrea McClung
Address: 381 Steamgin Rd
Cle Elum, WA
Email: andi0803@hotmail.com
Phone: 253-224-3676

Date: 6/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Andrea McClung
Signature

Name: Marchel Allenbaugh

Address: P.O. Box 207 712 Cleveland Av. South Cle Elum, WA 98943

Email: [redacted]

Phone: _____

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Marchel Allenbaugh

Signature

Name: GREG BARR

Address: 407 E. 3RD CLE ELUM

Email: barkface79@msn.com

Phone: 509 260 1410

Date: 6/19/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Gregory A Barr

Signature

Name: Kathleen Bare

Address: 407 E. Third
Cle Elum

Email: kathybare28@yahoo.com

Phone: 509 674-5132

Date: 6/15/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kathleen Bare

Signature

Name: Jessica Wood

Address: 1250 Pinelock Sun Drive

Email: W woodmjessica@gmail.com

Phone: 425

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Christopher Pirich
Address: 1431 Coal Mine Way
Cle Elum, WA 98922
Email: cpirich@hotmail.com
Phone: 425-985-2490

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Ashlynn Ford

Address: 308 W 2nd St
Cle Elum WA 98922

Email: ashlynnford@hotmail

Phone: 509 304 8120

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Ashlynn Ford

Signature

Name: Charles Radalwick

Address: 160 Ronald Ridge Road
Ronald WA

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Charles Radalwick

Signature

'ame: STEVE Ford

Address: 721 Steptoe DRive
Cle Elum, WA. 98922

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Cathy Pirich

Address: 1431 Coal Mine Way
Cle Elum, WA 98922

Email: catpir@msn.com

Phone: 425-985-2491

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Cathy Pirich

Signature

Name: Genevieve & Jarod Fisher

Date: 6/18/23

Address: 101 N D Street
Roslyn WA 98941

Email: jarodfisher@kennedyjenks.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Pamela L. Golden

Address: PO Box 159
Ronald, WA 98940

Email: PamLGolden@gmail.com

Phone: 206-910-3163

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Pamela L. Golden

Signature

Name: William Dumont

Address: PO Box 607
Cle Elum, WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

William DuMont

Signature

Name: JOHN RIGGINS

Address: 121 DAISY LANE
RONALD WA 98940

Email: 1955MARTYm@gmail.com

Phone: (206) 920-5419

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Karyn Merritt

Date: 6/15/23

Address: 1360 Airport Rd
Cle Elum, WA 98922

Email: karyndardis@gmail.com

Phone: 509-674-8133

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Signature

Name: VALERIE HEDRICKS

Address: 770 McCullough Rd
Ellensburg, WA 98926

Email: drvai03@hotmail.com

Phone: _____

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: SARAH GANN

Address: 607 N Sprague St
Ellensburg, WA 98926

Email: skykramonkey@outlook.com

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Erin Becker

Address: 1341 Snowberry Loop
Cle Elum WA 98922

Email: ErinHBecker@gmail.com

Phone: 206-719-2037

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Todd Vold

Address: 4390 Tennanny Middle Fork Rd
Cle Elum, WA 98922

Email: todd_vold@yahoo.com

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Mia Vroman

Address: 205 N 2nd St Roslyn, WA

Email: MiaVroman@icloud.com

Phone: 541-399-7992

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully, Mia Vroman

Signature

Name: Glen Mangiantini

Address: 140 4th Street
Roslyn WA 98941

Email:

Phone:

Date: 6-18-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Donna M Becker

Address: 1774 Manastash Rd
Ellensburg. WASH

Email:

Phone: 509 962 2812

Date: June 19 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Donna M Becker

Signature

Name: Kathy DuMont

Address: P.O. Box 607
Cle Elum, WA 98922

Email: kathydu

Phone: 509 674 3859

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kathy DuMont

Signature

Name: Virginia Bassetti

Address: PO Box 702
Roslyn WA 98941

Email:

Phone:

Date: 6-18-23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Chris Smith

Address: 150 SERENITY Village

CDSmith40 gmail.com

Email:

Phone: 425-780-9570

Date: 6-18-23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: EDWARD CALONGE

Address: 1224 7th Ave W
SEATTLE, WA 98119

Email: e

Phone:

Date: 6/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Mary Young

Address: 121 Rushing Water Ln
Cle Elum WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Mary Young

Signature

Name: KRISTA ODEGARD

Address: 210 PEBBLE BEACH DR
CLE ELUM, WA 98922

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Dalton Howe Howe

Address: 306 W 2nd Street
Cle Elum, WA 98922

Email: DaHowe25@icloud.com

Phone: 425-233-4438

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Dalton Howe

Signature

Name: CORY SYTSMA Sytsma

Address: 390 PEBBLE BEACH DR
CLE ELUM, WA 98922

Email: sijitsma@gmail.com

Phone: 206 925 3530

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Kinsey Houghton

Address: 912 Horvath Rd.
Roslyn, Wa 98941

Email: K

Phone: /

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: DOUGLAS WRIGHT

Address: 901 E 18th AVE APT 802
ELLENSBURG, WA 98926

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Garhett Talerico

Address: 402 W. Alaska Ave
Roslyn, WA

Email: garhett_talerico@yahoo.com

Phone: 509-304-4215

Date: 6/18/23

RECEIVED
JUN 20 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: McKenzie WRIGHT

Address: 901 E 18th AVE APT 802 ELLENSBURG, WA

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

McKenzie Wright

Signature

Name: Emee O'Reilly

Address: 816 Cleveland Ave
South Cle Elum WA 98943

Email:

Phone:

Date: 6-18-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Emee O'Reilly

Signature

Name: Carlton W. Wilson

Address: 815 Broadway Ave
South Cle Elum, WA 98943

Email: pastordad2@gmail.com

Phone: 509-260-0955

Date: 6/16/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Carlton W Wilson

Signature

Name: Linda Nasset

Address: 1141 Golf Course Rd.
Cle Elum WA 98922

Email: /

Phone: /

Date: 6-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Linda Nasset

Signature

Name: Steve Cleary
Address: 112 W 3rd St
Cle Elum WA
Email: Frameg@gmail.com
Phone: 425-314-8666

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Linda Ewing

Address: 106 W. 2nd Street
Cle Elum, Wa.

Email:

Phone: 509-433-8581

Date: 6-14-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Linda Ewing

Signature

Name: Anthony Rogers

Address: 300 Nelson LN
Cle Elum, WA, 98922

Email: Super82Supra@Gmail.com

Phone: 425-463-9492

Date: 6-14-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: JASON BREWER

Address: 60 BASTROL PL
CLE ELUM, WA 98922

Email: jason.brewer073@gmail.com

Phone: 360-773-8715

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jason Brewer

Signature

Name: Barnaby Peters
Address: PO Box 1148
Cle Elum WA
Email: tobarnaby@gmail.com
Phone: 509-674-1851

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: BARBARA PETERS

Date: 6/14/23

Address: PO Box 1146
Cle Elum WA 98922

Email: petersbb@comcast.net

Phone: ~~206~~ 509 674 1851

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Barbara A. Peters

Signature

Name: Michael Frazee

Date: 6-14-23

Address: 100 N. Pennsylvania Ave #202
Cle Elum, WA. 98922

Email: MDFrazee@comcast.net

Phone: 253-548-4483

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Michael D. Frazee

Signature

Name: Courtney Nassit

Address: 1514 Ravensdale Ln
Ellensburg WA 98926

Email:

Phone:

Date: 6-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

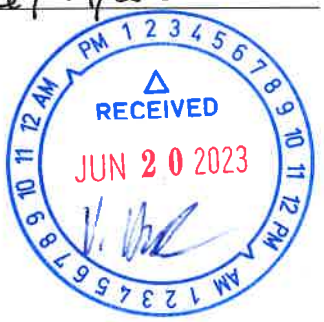
Name: Randell Shannon

Address: P.O. Box 106
Thorp, WA 98946

Email:

Phone: 509-964-2404

Date: 6/14/23



To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Randell Shannon
Signature

Name: James Reed

Address: PO Box 760
Cle Elum, WA 98922

Email: JimReed2@comcast.net

Phone: 425-443-8640

Date: 6/14/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

James Reed

Signature

Name: K. Codomo

Address: 1330 Twin Lake Rd
Cle Elum, WA 98922

Email: kymcodomo@gmail.com

Phone: 206 280 2881

Date: 6/14/2023.

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kimberly Codomo.

Signature

Name: Stephen Mercy

Address: 460 Tipple Hill Loop
Cle Elum, WA 98922

Email: Captainmercy@gmail.com

Phone: _____

Date: 6-14-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Stephen Mercy

Signature

Name: Britt Hunt

Address: 50 Arnica Court
Cle Elum, WA 98922

Email: bcarlson80@gmail.com

Phone: _____

Date: 6/13/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Britt Hunt

Signature

Name: Tom Dawson

Address: 702 Hathaway St.
Yakima

Email:

Phone: 509-961-3389

Date: 6-15-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: DOUGLAS MCDONALD

Date: 6-18-23

Address: 40 DOGWOOD CT
CLE ELUM WA

Email: /

Phone: /

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Douglas McDonald

Signature

Name: Brock Lwenicka

Address: 4422 26th St SW
Seattle 98126

Email: Brock@ALKILumber.com

Phone: _____

Date: 06/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Gary Clesson

Date: 6/19/2023

Address: 1304 Marian Dr
Cle Elum, WA 98922

Email: gclesson@comcast.net

Phone: 425-941-5347

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Marsha Clesson Date: 6-19-23

Address: 1304 Marian Dr
Cle Elum, WA 98922

Email: mclesson@comcast.net

Phone: 425-941-5348

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Respectfully,

Marsha L Clesson
Signature

Name: Ken Dorn

Address: 1400 Pinelock Sun Dr
Roy Id, WA 98940

Email: kendorn86@gmail.com

Phone: 253-732-8246

Date: 6/19/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Tracy Mcfadden

Date: 6-16-2023

Address: 204 S. 3RD St
Roslyn WA

Email: Tracy.Mcfadden@pse.com

Phone: 509 899 9065

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Tracy Mcfadden

Signature

Name: MIKE McFADDEN Date: 6-20-2023

Address: 204 S. 3RD ST, ROSLYN WA

Email: MIKMCFAC@GMAIL.COM

Phone: 509-731-0303

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Donald Wackerman
Address: 718 South A Street
Roslyn WA 98941
Email: dwackerman@AOL.com
Phone: (206) 348-32

Date: 6/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Melissa Maloney

Address: 118 S. A St, Roslyn, WA 98941

Email: melmal5607@q44-net

Phone: 206-856-6368

Date: 6/18/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Melissa A Maloney

Signature

Name: MICHELLE FELBER

Address: 213 MADISON AVE S. CLE ELUM WA 98943

Email: M.FELBER@HOTMAIL.COM

Phone: 509-881-4164

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, which will be a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Dylan Holm Date: 6/17/23

Address: 213 Madison S. Cle Elum, WA 98943

Email: dylanholm1@gmail.com

Phone: (509) 260-1407

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Andrea Sweet Date: 6-17-23

Address: 305 N A St. PO Box 1077
Roslyn WA 98941

Email: asweetgab@gmail.com

Phone: 208 860 0207

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrea Sweet

Signature

Name: Robert Hunt

Address: 201 N B St
Roslyn WA 98941

Email: nebraskabob72@gmail.com

Phone: 206-295-4994

Date: 6/17/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Colton Anderson
Address: 451 Dunnagan Avenue
Cle Elum, WA 98922
Email: colton.andersonOutlook.com
Phone: 509-304-4192

Date: 06-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Garth Chambers Date: 6/17/23

Address: 412 E 2nd Street Cle Elum, WA 98922

Email: chambers@PatRickfire.com

Phone: 509-899-9954

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Dale Sweet
Address: PO Box 1077
Roslyn WA 98941
Email: fatchance55@gmail.com
Phone: 509-306-3948

Date: 6/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Anne Dukelow
Address: 308 E 10th Ave #880 Roslyn WA 98941
Email: annedukelow@yahoo.com
Phone: 206-372-0252

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.

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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Ole Johnson

Address: 3641 SR 903
P.O.B. 742 Roslyn, WA, 98941

Email: ole1kenobie@yahoo.com

Phone: 509-304-8166

Date: 6-17-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ole Johnson

Signature

Name: Barbara Hamel Date: 5/12/23

Address: 3440 Tennaway M.F. Rd
Cle Elum Wa 98922

Email: johnandbarbhamel@gmail.com

Phone: 509-674-6991

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

STOP Negative Impact of 47° North STOP

- STOP Decreased level of service for EMS
- STOP Decreased level of service for fire protection
- STOP Decrease level of service for police protection
- STOP Increased traffic burden on 2-lane roads
- STOP Increased tax burden to pay for aging infrastructure (water, sewer, power, roads, EMS, schools, police,)
- STOP Doubling the population of Cle Elum within 6 years
- STOP Profits sent out of our community to Wallstreet investors
- STOP Largest private trailer park community west of the Mississippi
- STOP Wildfire risk due to limited ingress & egress: **Paradise Fire 2.0**

For these reasons, and so many others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mrs John A. Hamel

Signature

Virgil Amick

From: ann.c.miner@gmail.com
Sent: Saturday, June 24, 2023 9:44 PM
To: Planning
Cc: c.m.m.neville@gmail.com
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the City of Cle Elum: Mayor, City Council Members, and Planning Department

Re: 47 Degrees North Proposal

We are writing to communicate our strong objections to the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

· Would affect the City of Roslyn and the town of Ronald as much or more than the City of Cle Elum—especially as regards traffic congestion and preservation of emergency egress routes,

· Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),

· Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,

· Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,

· Limits opportunity for the creation of wealth within the actual community of homeowners,

· Provides no significant benefits to upper valley residents and tax payers,

· Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,

· Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,

· Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Sincerely,

Ann Miner & Mark Neville
Roslyn, WA

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Tami Willette Tami Willette (name)

P.O. Box 555 208 W. Washington Ave (address)
Roslyn WA 98941

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Tracy McGaddon (name)

204 S. 3rd St Roslyn WA (address)

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Sean Williams _____ (name)

PO Box 124 Roslyn WA 98941 (address)

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MARK CHARLTON (name)

604 South First Street Roslyn, WA 98941 (address)

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Whitney Cameron (name)

PO Box 114 Roslyn WA 98941 (address)

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GREG MOSIMAN J. Greg Mosiman (name)

424 S. THIRD ST / P.O. BOX 778 ROSLYN, WA 98941 (address)

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Kyle Pope (name)

PO Box 424 Roslyn WA 98941 (address)

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STEVE PARK (name)

501 W NEVADA AVE, ROSLYN, WA 98941 (address)

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Tom Nendick
(name)

PO Box 321 Roslyn WA
(address)

RECEIVED
JUN 14 2023

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Steven E. Talerico (name)

P.O. Box 321 Roslyn, WA. (address)

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Carrie Hayes Carrie Hayes (name)

P.O. Box 40 Roslyn, Wa [redacted] 98941 (address)

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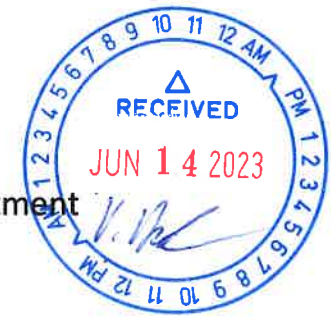
Diane Janiszkiewicz (name)

304 W. Utah (Box 736) Roslyn WA 98941 (address)



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Diane Gray (name)

101 Wyoming Roslyn WA 98941 (address)

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Harvey McAulay (name)

201 West Nevada St Roslyn WA 98941 (address)

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Dean A. Hodgson (name)

961 Lake Cabins Rd, Ronald WA 98940 (address)

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Shelly Sogga (name)

208 W. Utah Ave. Roslyn, Wa 98941 (address)

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Cheryl Ann Schnase (name)

750 Pebble Beach Dr. Cle Elum WA (address)
98922

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Haley Kubeja (name)

2057 Creekside Rd Cle Elum (address)
WA 98922

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Lauren Satterly (name)

309 W Nevada Ave Roslyn. (address)

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

William R Bow (name)

205 West ALASKA AVE. (address)

Roslyn WA. 98941

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Piper ESSick (name)

908 1st St S Roslyn, WA 98941 (address)

509-393-9427

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Christine Findley (name)

205 N 1st Box 1084 Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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Christopher Main
(name)

205 N D St. #685 Roslyn, Wa, 98941
(address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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CARRIE YOUNDBLOOD (name)

208 W. PARINA AVE ROSLYN (address)

WA

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Robin Georgeson (name)

PO Box 712 Roslyn WA (address)

98941

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Richard Bradford (name)

100 SPACE LANE Roslyn WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

James Simpson (name)

521 E. 1st St. #14 Cle Elum WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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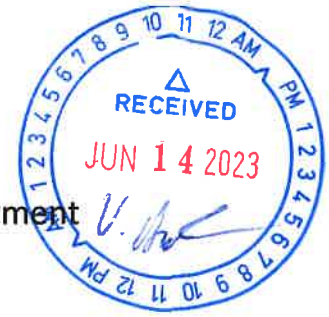
Lyndsey Halte- (name)

303 W 9th Ellensburg, WA 98926 (address)



To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Ashly Simes (name)

730 Saddle Rock Dr Ellensburg WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Kevin Trimble (name)

571 Kokanee Loop, Cle Elum, WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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JAMES J. ASH (name)

PO BOX 436 ROSLYN (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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KRAIG KRUEGER (name)

P.O. box 526 ROSLYN WA. 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Danielle Bertsch (name)

PO Box 519
Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Sarah Letson (name)

408 W 2nd Street Cle Elum WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Sara McC (name)

207 E Arizona Ave (address)

Roslyn, WA 98941

P.O. Box 426

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Leona Lindvig (name)

P.O. Box 742 Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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BCassidy (Barbara Cassidy) (name)

1006 N. 2nd St Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Brian Fahey (name)

309 N 2nd St Roslyn, WA 9894 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Tom Missel Tom Missel (name)

P.O. Box 182 / 206 N 1st St. Roslyn 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Tricia Bennett (name)

1060 [redacted] Snowberry Loop (address)

Cle Elum, WA 98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Gary Bocz (name)

P.O. Box 1091 Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Teresa A. Kloss (name)

101 E UTAH AVE, P.O.B 238 Roslyn WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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James Dittmar (name)

P.O. Box 153 Ronald 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Shellie D Monroe (name)

101 N. E Street Roslyn WA 98941 (address)

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Tuesday Bosch (name)

303 W. Alaska Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Sarah Graham (name)

202 S 3rd Roslyn 98941 (address)

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LAURA BRUMBAUGH (name)

POB 123 CLE ELUM WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Mary Wass (name)

2081 Ruby Ring Loop Cle Elum WA (address)
98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Deanna J. Kanzlarich (name)

PO Box 314 Roslyn-Wa 98941 (address)

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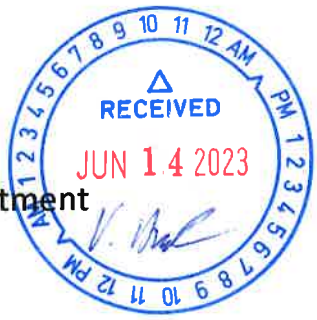
Leah Hadfield Leah Hadfield (name)

125 5th Street, Roslyn, WA 98941 (address)



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Tarey Rae Sebade (name)

PO Box 774; Roslyn, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Sarah Warner (name)

P.O. Box 34 Ronald WA 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Houston Hellthaler (name)

708 Roslyn Place Cle Elum WA 98922 (address)

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Jessica Berry (name)

110 R+R Heights Dr., Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Teresa McFadden (name)

270 Lewis Ln Ellensburg (address)

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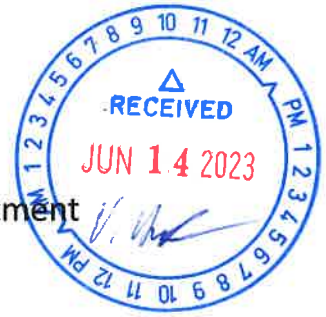
Dennis Landaze (name)

P.O. Box 684 108 W Nevada St Roslyn (address)



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JoAnne Hutton (name)

302 S. 1st Street Roslyn WA 98941 (address)

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Wm. J Hutton Jr. (name)

302 S. 1st., Roslyn, WA 98941 (address)

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Cynthia K Dregor (name)

PO Box 671, Roslyn, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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Maria Adams (name)

400 S. 3rd St, Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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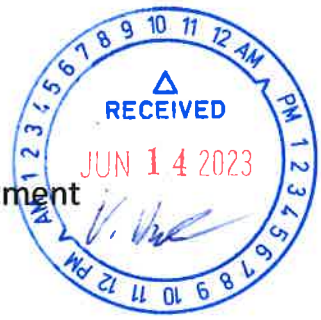
Jeff Payne (name)

500 N Seventh street Roslyn (address)



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K Payne (name)

P.O. Box 508, Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Stacy Angelow + Jeff Ballantyne (name)

401 S 1st St. Roslyn, WA 98941 (address)

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Henry Fraser HENRY FRASER (name)

P.O. Box 409, Roslyn (address)

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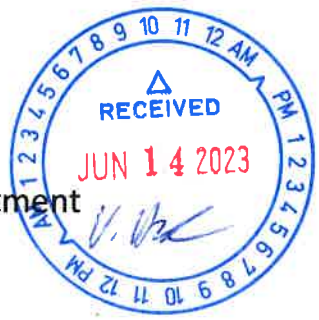
Jeannine Lavande (name)

P.O. Box 504, Roslyn, WA 98941 (address)



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Patrice Swafford (name)

880 Iron Monarch Loop Cle Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Francis Cieffey (name)

202 W First Cle Elum (address)

415 W First Cle Elum

RECEIVED
JUN 14 2023

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[signature] (name)

Roslyn (address)

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Annemarie Hill (name)

1080 Horvatt Rd. Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Karen M. Anderson (name)

P.O. Box 1365 Ronald, WA 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Doug Bratton (name)

P.O Box 307 Roslyn WA (address)

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Kaelie Mueller (name)

30 1st St, Ronald WA (address)

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Celisha Kuhlmann (name)

104 W Nevada Ave Roslyn, Wa, 98941 (address)

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Lauren Shaughnessy (name)

[redacted] ROSLYN (address)

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Susan Weber (name)

P.O. BOX 637, ROSLYN, WA. 98941 (address)

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KRAIG KRUEGER (name)

126 4th St. Roslyn WA. 98941 (address)

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Jim Gellein

(name)

207 E. Arizona, Roslyn WA 98941

(address)

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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kate S (name)

105 W 2nd St Cle Elum Wa 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Susanna Brownley (name)

1077 Larkspur Loop (address)

Cle Elum Wa 98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Peter Larned (name)

300 W. Alaska Ave Roslyn WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Glenn J Rudolph (name)

402 E IDAHO, RUSLYN WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Carol Drennen (name)

P.O. BOX 672 Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Susan Coats (name)

751 Markovich, Cle Elum WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Velma Cameron (name)

PO Box 746 Roslyn, Wa 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jessica Koeth (name)

602 S A St. Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Andrew Pierce (name)

513 S 2nd St. Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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Eric Anderson (name)

Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Adrianne Ghio (name)

513 S 2nd St. Roslyn, wa 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Paul Amy (name)

111 W. Nevada Ave. Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jude Duenweg (name)

PO Box 8, Ronald WA 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Michael Krekling (name)

605 S. A. St. Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Desirée Vaughan Desirée Vaughan (name)

1601 Four Wheel Drive - Cle Elum, WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Diane F Dodson Diane F Dodson (name)

710 ANNABELL DR RONALD, WA 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Heaven Runions (name)

705 S A Street Roslyn WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

[signature] (name)

700 W 2nd St Cle Elum, WA 98922 (address)

RECEIVED
JUN 14 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jamie Rancourt (name)

PO Box 352 Cle Elum WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Joan Guthrie (name)

411 5th ROSLYN (address)

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: Shanna Selvar

Address: 10818 SE 293
Auburn WA 98092

Email: shanna.selvar@comcast.net

Phone: 206-909-7712

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

S Selvar

Signature

Name: Guadalupe Rios

Address: 9410 116th E Puyallup WA 98374

Email: lordwillisitwillbe@gmail

Phone: (253) 2834817

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: CHRIS RAYMOND Date: 5/27/23

Address: 620 BIG HORN WAY

Email: TOYRAYMAN@GMAIL.COM

Phone: 425-677-1377

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Sheri Burgess

Address: PO Box 516

Email: sheri47196@hotmail.com

Phone: 509-260-1163

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

This will not be sustainable" affordable" housing. Rents will increase while the home will become less affordable. There is no infrastructure to support. Our communities do not have a good reputation.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Monica Cassidy
Address: 262 Black Nugget
Cle Elum
Email: Monicac1001@gmail.com
Phone: 206 718 1001

Date: 5-6-2022

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Brittany Baird

Address: 12504 63rd Ave E
Puyallup WA 98373

Email: brittany.baird17@gmail.com

Phone: 253 576-3395

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Chad J Baird

Address: 492 Thorton Creek Lane

Email: CJb565@live.com

Phone: 253 961 4196

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Robert Mueller

Address: 200 E 2nd Street Apt 215

Email: Robertsphoneg@gmail.com

Phone: 509-260-0492

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Carmen Jensen

Address: 1205 N Rainier St 2209

Email:

Phone: 509) 899-8401

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Carmen Jensen

Signature

Name: Cory Roller

Date: 5/27/23

Address: 21522 SR 203
Monroe WA 98272

Email: Rollerswife@gmail.com

Phone: 425-864-6714

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Cory Roller

Signature

Name: Darren Roller

Address: 21522 SR 203
Monroe WA 98272

Email: tractornutts@gmail.com

Phone: 425-864-5285

Date: 05/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Alex Hamilton Date: 5/27/2023

Address: 6824 19th st w. 98466, University Place, WA

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Chris Hamel Hon

Address: 6824 19th St CT #101
Lenw. PT WA 98466

Email:

Phone:

Date: 5/27/23

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Signature

Name: Doug Yahn

Address: 33009 NE 47th ST

Date: 5/27/23

Email: acscustomhomes@gmail.com

Phone: 425-422-8500

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: DeAnna Reynolds

Address: 523 - 1st ST
PO Box 492

Email: pastimes@broadstripe.net

Phone: 509-656-2518

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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DeAnna L Reynolds
Signature

Name: DONALD ANDERSON

Address: 6504 241ST AVE E
BUCKLEY, WA 98321

Email: do_jac@msn.com

Phone: 425 505 0190

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Donald Anderson

Signature

Name: Darren Graham

Date: 5-27-23

Address: 9309 116th St E

Email: darren@comcast.net

Phone: 253 380 8147

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Natalie Ebright

Address: 1815 8th Ave NW
Shoreline, WA 98177

Email: natalie.ebright@gmail.com

Phone:

Date: 5/27/23

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119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Natalie Ebright

Signature

Name: Brian Schoener

Address: 8242 NE 164th St
Kenmore WA 98028

Email: brianschoener@gmail.com

Phone: 206-719-7238

Date: 5/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Signature

Name: Nick Mekeel
Address: 23626 5th ave SE
unit C Bothell WA 98021
Email: nmekeel@gmail.com
Phone: 206-947-9188

Date: 5/27/2023

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Sara medgaard

Address: 13143 180th Ave E
Bonney Lake WA 98391

Email: saramedgaard@gmail.com

Phone: 206-355-4654

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Sara Medgaard

Signature

Name: Eric Linden

Date: 5/15/23

Address: 93 Winery Lane
Leavenworth WA 98826

Email: autoforeign@gmail.com

Phone: 206 321 2960

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Tammy Linden Date: 5/6/23

Address: 93 Winery Ln
Leavenworth WA

Email: tklinden1982@gmail.com

Phone: (206) 321-2961

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Phil Bard

Address: 2350 Sparks Rd Lpb
Issaquah WA

Email:

Phone: 206 570 2434

Date: 5/6/23

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kassie Radford

Address: 11379 SW Spring Hill Rd
Gaston, OR 97119

Email: chanmaillegirl@gmail.com

Phone: 724-396-1038

Date: 5/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: BOB DREHAUS

Address: 1819 SW 5TH AVE #320
PORTLAND, OR 97201

Email:

Phone:

Date: 5/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Henk Van Aken

Address: RR3 Ponoka AB T4J 1R3

Email: hevanaken@gmail.com

Phone: 403 350 5653

Date: May 19, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jaap Dominicus

Address: RR#3 Donalda AB Canada

Email: jaapdominicus@gmail.com

Phone: 1403-704-0208

Date: May 19 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Signature

Name: Enny Van Aken
Address: RR3 Ponoka AB T4J 1R3
Email: hevanaken2@gmail.com
Phone: 403-350-8084

Date: May 19/2023.

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Lester Myers

Address: 2769 Farm to Market Rd
Chewelah, Wa 99109

Email: Myersbuggies+Gmail.com

Phone: 509 935-4070

Date: 5-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Lester C. Myers

Signature

Name: JACK GIBSON

Address: 10080 OAK HILL RD
ENTIAT WA 98822

Email: JackGibson6190@gmail.com

Phone: 971-24-8653

Date: 5/19/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Gary Agnes

Address: PO Box 183
Walla Walla 99362

Email:

Phone:

Date: 5-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Signature

Name: Kristen Rentis

Address: 160 W Crescent Harbor Road
Oak Harbor, WA 98277

Email: kris.darenk@yahoo.com

Phone: (360) 320-0341

Date: 5/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Name: Wilma Dominicus

Address: RR3 Ponoka AB T4J 1R3

Email:

Phone: 403 783 6848

Date: May 19 2023

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Signature

Name: Nita Floryn

Address: RR 3 Site 2B Box 7
Lacombe AB T4L 2N3

Email: wim.nita.floryn@outlook.com

Phone:

Date: May 19 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Wim Floryn

Address: RR # 3 Site 2B Box 7
Lacombe AB T4L 2W3

Email: wim.nita.floryn@outlook.com

Phone: _____

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Respectfully,

_____
Signature

Name: Nicole Schmidt
Address: 28234 226TH Pl SE
Maple Valley, WA 98038
Email: nicolereneschmidt@gmail.com
Phone: 206-794-4671

Date: 5/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Amy Gibson

Address: 10080 Oak Hill Rd
Independence, OR, 97351

Email: tannee31@yahoo.com

Phone: 503-508-2186

Date: 5-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Amy Gibson

Signature

Name: Susan Roden

Address: 1099 SR 508
Cheholis, WA 98532

Email: Susanmroden@gmail.com

Phone: 360 520-0835

Date: 5-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Susan Roden

Signature

Name: Kathy Cunnane Date: 5/19/23

Address: PO Box 215
Onalaska, WA 98570

Email: mickey.kc2@gmail.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kathy Cunnane
Signature

Name: John Davis

Date: 5/19/23

Address: Olympia WA. 98512

Email: JDfish44@AOL.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Sue Davis Date: 5/19/23

Address: Olympia, WA 98512

Email: sujdav2001@aol.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Sue Davis

Signature

Name: Clare Faucher
Address: 3079 Warren Ln Unit A
Costa Mesa CA 92626
Email: clare@newportmesayounglife.org
Phone: 509-594-9053

Date: 5/6/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Lois Bell Date: 5/6/2023

Address: POB 8
Thorp, WA

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Theresa R. Plue

Address: 140 Woodhouse Loop
Ellensburg WA 98926

Email: trplue@gmail.com

Phone: 509-962-3240

Date: 04/11/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Theresa R. Plue

Signature

Name: Amber Bacon

Address: 411 Robbins RD
Ellensburg WA 98926

Email: rose.moon@starpoint.net

Phone: 509-607-2147

Date: 5/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Sarah Norton

Address: 3150 S. Thorp Hwy
Ellensburg WA 98926

Email: nortons@charter.net

Phone: 509-899-9914

Date: 5-11-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Barbara Finley

Address: 181 McKee Lane
Easton WA 98925

Email:

Phone: 509-366-0734

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Barbara Finley

Signature

Name: Bradley Gasawski Date: 5-27-23

Address: 4035 Pine ST
Ellensburg, WA 98926

Email: bgasawski@msn.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: Emily Jacobs

Address: 403 S. Pine St
Ellensburg, WA 98926

Email:

Phone:

Date: 5/27/23

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Name: Todd Hardw

Address: P.O. Box 507
EASTON WA 98925

Email:

Phone:

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Name: Laura Jones

Address: 40 Rally Way
Easton, WA

Email: lajonesmd@icloud.com

Phone: 206-399-6399

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Rob Corbin

Address: 40 Rally Way
Easton, WA

Email: goose138@gmail.com

Phone: 425-530-6672

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Margo High
Address: 1591 Tree Farm Road
Easton, WA 98925
Email: margohigh@hotmail.com
Phone: 253-332-1105

Date: 5-27-2023

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Margo C High
Signature

Name: Ron Hitz

Address: 1591 Tree Farm Road
Easton Wa. 98925

Email:

Phone: 253-332-1980

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Respectfully,

Ronald Hitz

Signature

Name: Erica Cox

Address: 310 N Main Street
Ellensburg WA 98926

Email:

Phone: 519-929-3336

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Charlotte Smith

Date: 5-27-23

Address: 1161 Mountain Rd
PO Box 423 Easton, WA.

Email: csmith1948@hotmail.com

Phone: 425 531-0040

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Donald Frey
Address: 13651 Solomon LA Sac Rd
PO Box 1527
Email: dlt Frey@gMail.com
Phone: 253 631 4862

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Donald Frey

Signature

Name: Francie Castrilli

Address: Po box 500
Easton, WA

Email:

Phone:

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Francie Castrilli

Signature

Name: Nick Pizza

Address: 7441 West Side RD.

Email:

Phone:

Date: 6/21/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Lynnae Eader
Address: 601 Wadsworth Loop
Ronald, WA
Email: lynnaeeader@gmail.com
Phone: 360 271 7156

Date: 5.6.2023

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Lynnae Eader

Signature

Name: BRYSON EADER

Address: 6001 WADSWORTH LOOP
RONALD WA 98942

Email: JOYRIDE4D@MAC.COM

Phone: (360) 557 0312

Date: MAY 6TH 2023

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jami Greenfield

Address: P.O. Box 741
Roslyn WA 98941

Email: jamilynn8383@gmail.com

Phone: 360-244-2471

Date: 5/27/23

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jami Greenfield

Signature

Name: Stephanie Breedlove

Address: 141 West Lakedale Dr. Ronald 98940

Email: StephBreedlove@yahoo.com

Phone: _____

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Terri Frey

Address: PO Box 1527
Ronald, WA 98940

Email: TFrey56@gmail.com

Phone: 253-391-2165

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

Name: Randall Breedlove

Address: 191 West Lakedale Drive
Ronald WA 98940

Email: rbreedlove@yahoo.com

Phone: _____

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Jeannine Hall

Date: 5-28-23

Address: 816 Lincoln Ave
South Cle Elum WA 98943

Email: dchallfamily@hotmail.com

Phone: 425 330 0247

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Darren Hall

Address: 816 Lund Ave
S. Cle Elum 98943

Email: DcHallFamily@Hotmail.com

Phone: 425-330-0197

Date: 5-28-23

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Tiffany Christman
Address: 815 Lincoln Ave
South Cle Elum, WA
Email:
Phone: 206-841-9149

Date: 5/31/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Tiffany Christman

Signature

Name: Lyle Christman

Address: 815 Lincoln Ave
South Cle Elum, WA 98943

Email:

Phone: 206-841-9149

Date: 5/31/23

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119 West First Street, Cle Elum, WA 98922

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Respectfully,

Lyle A. Christman

Signature

Name: Laura Carpenter

Address: 814 Broadway Ave
South Cle Elum, WA 98943

Email: lrcrpntr@gmail.com

Phone: 509 260 4017

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Laura Carpenter

Signature

Name: Laura Carpenter

Address: PO Box 1022
Cle Elum WA 98922

Email: lrcrpntr@gmail.com

Phone: 5093401017

Date: _____

ADDITIONAL COMMENTS:

This is the worst idea ever! we cannot do this to our community - there is no infrastructure in place for this - this is a scam for the massive banks

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Mary Ann Reason

Address: P.O. Box 212
S. Cle Elum, WA 98943

Email: reasonbe@gmail.com

Phone: 509-304-4014

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mary Ann Reason
Signature

Name: Beth Parsons

Address: 2813 Lambert Rd
Cle Elum WA 98922

Email: bethjo1963@gmail.com

Phone: 253.606.2977

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Beth Parsons

Signature

Name: Mike Bridenback

Address: 2813 Lambert Rd
Cle Elum wa

Email: mbridenback@hotmail.com

Phone: 509 930 6248

Date: 6-30-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mike Bridenback

Signature

Name: April Shaffer
Address: 520 Rodeo Rd
Cle Elum, WA
Email: darkshaffer@gmail.com
Phone: 425-238-9004

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Joe Wood

Address: 5690 Nelson Siding Rd
Cle Elum Wa

Email: Woodsheavydieselrepair@gmail.com

Phone: 509 899 9680

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Respectfully,

Signature

Name: Deanna Wood

Address: 5690 Nelson siding Rd Cle Elum, WA 98922

Email: schucked27@gmail.com

Phone: 509-899-5369

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Deanna Wood
Signature

Name: ERIC MELBARDIS

Date: 5-27-23

Address: 321 LANDERS LN
CLE ELUM WA 98922

Email: eric.melbardis@me.com

Phone: 541-626-8633

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

No!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: George McKeel

Address: 71 V Summerside DR
Cle Elum WA 98922

Email: Georgee McKeel egmail.com

Phone: 206 747 2028

Date: 5-27-23

RECEIVED
MAY 31 2023

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119 West First Street, Cle Elum, WA 98922

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Signature

Name: BRETT NASINEC

Date: 5/27/23

Address: 3201 AIRPORT RD.
CLE ELUM

Email: brettnasinec@gmail.com

Phone: [redacted] 509-899-7376

RECEIVED
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To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Bruce Chastain

Address: 251 Rocking Chair Rd CE 98922

Email: bchastain427@icloud.com

Phone: 206 571 3395

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature Bruce Chastain 251 Rocking Chair Rd CE

Name: Diane M. Chatten
Address: 281 Rocking Chair Road
Cle Elum WA 98922
Email: d.chatten@icloud.com
Phone: 425.681.1565

Date: May 27, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Diane M. Chatten

Signature

Name: SHERRI SMITH

Address: 120 INDIAN HILL RD
CLE ELUM 98922

Email:

Phone: 253-307-8447

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sherri L Smith

Signature

Name: Denise Ingertila
Address: PO Box 848
Cle Elum, WA ~~98099~~ 98922
Email: d.ingertila@comcast.net
Phone: 253 202-2915

Date: 5/27/23

RECEIVED
MAY 31 2023
V. [illegible]

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Denise Ingertila

Signature

Name: Debbie Peccalaio

Address: 310 E 3rd St
Cle Elum

Email: peccalaio@gmail.com

Phone:

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Robert Smith

Address: 120 Indian Hill Rd
Cle Elum 98922

Email:

Phone: 253-307-2076

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Robert L Smith

Signature

Name: Bill Amend

Address: 3/2 Wiffs End Drive
Cle Elum WA. 98922

Email: amend69@gmail.com

Phone: _____

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

_____
Signature

Name: DAVID PECCALAIO

Address: 210 E 3rd ST
CLE ELUM WA 98922

Email: DAPECCALAIO@OUTLOOK.COM

Phone: 253-335-5814

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS: SEEMS TO ME SOME POCKETS ARE GETTING LINED!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: C.J. Walton

Address: 277 Iron Mountain Rd
Cle Elum 98922

Email: cjwalton1105@gmail

Phone: 425-941-9183

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

C.J. Walton

Signature

Name: Joan P. Cooley

Address: P.O. Box 483
Cle Elum, WA 98922

Email: N/A

Phone: (509) 607-4448 Lv msg

Date: 5/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Joan P. Cooley
Signature

Name: Charles Dahl
Address: 141 Ranch Road
Cle Elum WA 98922
Email: cary-dahl@shi.com
Phone: 206-390-9870

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Charles Dahl

Signature

Name: Dustin Snomburg

Address: 404 E 3RD ST Cle Elum WA 98922

Email: Dustin Snomburg90@Gmail.com

Phone: 253-290-7316

Date: 6/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Michael S. Haynes

Address: 101 E. 3rd St.
Cle Elum, WA 98922

Email: Reliadleautoserv@gmail.com

Phone: 509 674 1377

Date: 4-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Melody Braeutigam

Address: 202 W. 3rd St
Cle Elum WA 98922

Email: Melodymso@yahoo.com

Phone:

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Melody M Braeutigam

Signature

Name: Paul Hutchison
Address: 650 Storie Lane
Cle Elum WA 98922
Email: Paulplus linda@gmail.com
Phone: 509.630-4714

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Paul R Hutchison

Signature

Name: Linda S Hutchison

Address: 650 Stonie Lane
Cle Elum, WA 98922

Email: Paulplus linda@gmail.com

Phone: 509-630-4684

Date: 5-27-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Linda S Hutchison

Signature

Name: GEOFF PETERS

Address: 1060 Sky Meadows DR
CLE ELUM WA 98922

Email: gpetes@gmail.com

Phone: 425 754 9500

Date: 5-27-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Rosanne Peters
Address: 1000 Sky Meadows Drive
Cle Elum WA 98922
Email: Rosiepmail@gmail.com
Phone: 206-714-7987

Date: May 27, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: MIKE MEEBE

Address: 7303 UPPER PEET POINT
CLE ELUM, WA. 98922

Email: CMFFARM@MSN.COM

Phone: 253-405-5779

Date: 5-29-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

JUST Say NO !!!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Karen Melbye

Address: 7303 Upper Peoh Pt Rd
Cle Elum, WA 98922

Email: suebevans@hotmail.com

Phone: 253 753 6941

Date: 5-29-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Karen Melbye

Signature

Name: Jeanne Rose Roxby

Address: 252 Tetons Lane
Cle Elum WA 98922

Email: jeanneroseroxby@outlook.com

Phone: 206-359-2366

Date: 5/29/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Jeanne Roxby

Signature

Name: LINDA HORISH

Address: 6581 Lower Peoh Pt. Rd.
Cle Elum, WA 98922

Email: lhorish@gmail.com

Phone: 509-674-5679

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Linda Horish
Signature

Name: Lisa Plesha

Date: 5/27/23

Address: 12390 SR 903

Email: Lisa-Plesha@cwu.edu

Phone: 509-899-1590

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Kylie Randazzo

Address: 205 Yakima Ave
Cle Elum 98922

Email: Razzie17@ymail.com

Phone: 253-250-9566

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: DeVonte, Raines

Address: 205 Yakima Ave, Cle Elum WA 98922

Date: 5/27/23

Email: DeVonteraines10@gmail.com

Phone: 253-302-7204

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Jack Mark
Address: 353 McKee Ln
98922 Cle Elum
Email: Jack03Mark@gmail.com
Phone: 425-295-9210

Date: 5/27/23

RECEIVED
MAY 31 2023
V. Bul

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Jack Mark
Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Our town would only benefit from this, just allowing expansion and funding for the community.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Brad Butler

Address: 590 Airport Rd

Email:

Phone: 253606 5298

Date: 5-28-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Brad Butler

Signature

Name: JOHN REMLEY

Address: 202 W 3RD St Cle Elum

Email: JOHNDC7781@GMAIL.COM

Phone: 509-571-6021

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Dan Wells

Address: 400 EastCoast Dr
Cle Elum WA

Email: macTowing@Gmail.com

Phone: 206 949 9897

Date: 5/27/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Respectfully,

Signature

Name: Christy Mark

Address: 353 McKee Ave
Cle Elum

Email: crusty1972@gmail.com

Phone: 206 383-3450

Date: 5/27/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Leigh BARONSky

Address: 60 Richards Rd
Cle Elum WA 98922

Email: lbaronsky3@gmail.com

Phone: 425-941-3692

Date: 5/6/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Leigh Bar

Signature

Name: Nicole Dwinell

Date: 5/8/2023

Address: 3799 Westside Road
Cle Elum WA 98922

Email: Nicole@EverlightElectric.com

Phone: 425 442 4789

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Nicole C. Dwinell

Signature

Name: David Wood Date: 5/8/22

Address: 301 Elk Nugget Ln
301 Cle Elum Wa 98922

Email: dwood1329@gmail.com

Phone: 206·972·3207

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

David A Wood

Signature

Name: Sally Hone Date: 5/8/23

Address: 215 Sagebrook Ln.
Cle Elum, WA. 98922

Email: sallyehone2016@comcast.net

Phone: (206) 307-5657

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Sally E Hone

Signature

Name: Abby N. Washburn
Address: 364 Perry Lane
Cle Elum, WA 98922
Email: abbyHeintz@gmail.com
Phone: 425-466-7847

Date: May 8, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Abby Washburn

Signature

Name: Larry Buchanan

Date: 5-11-23

Address: P.O. Box 128
Cle Elum WA 98922

Email: fasttracksignz@Yahoo.com

Phone: 509-899-0503

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: M. Green

Address: PO Box 1230
Cle Elum, WA 98922

Email: MBGreen@fairpoint.net

Phone: 206-910-6994

Date: 5-11-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

M. Green

Signature

Name: Jennifer Hyatt

Address: 4511 Nelson Siding Rd.
Cle Elum, WA 98922

Email: Jenhyatt@hotmail.com

Phone: 509-674-1089

Date: 5/11/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: LADD BUTLER

Address: 20801 U.S. 97
CLE ELUM, WA. 98922

Email: MORGANCREEKWA@gmail.com

Phone: 253-720-7474

Date: 5/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Marlaine McCauley-Watson
Address: 3050 Airport Rd
Cle Elum, WA 98922
Email: marlaine.mccauley@gmail.com
Phone: 206-391-2143

Date: 5/19/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Marlaine Watson
Signature

Name: Bret White Date: 05-08-2023

Address: 617 Pine Street
Cle Elum, WA 98922

Email: bret.white@comcast.net

Phone: 509-900-7763

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Bret White

Signature

Name: Brad D. Heintz Date: May 8, 2023

Address: 910 Maple Leaf Loop
Cle Elum, WA 98922

Email: [redacted]. BDHeintz77@gmail.com

Phone: 206-280-0084

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Bradley D. Heintz

Signature

Name: Joseph Cousins Date: 5/8/23

Address: 320 goat Creek Lane
Cle Elum WA 98922

Email: cousinsjc24450@gmail.com

Phone: 509-968-8640

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Wendy M Wood
Address: 301 Black Nugget Lane
Cle Elum Wa. 98922
Email: wwfashion@hotmail.com
Phone: 206-419-1333

Date: 5/8/22

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Wendy M Wood

Signature

Name: Leslie & Joe Cousins Date: 5-8-23

Address: 320 Goat Creek
Cle Elum, WA 98922

Email: cousinsleslie@gmail.com

Phone: 925-216-0234

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Tully McFarlane

Address: 170 Eastgate DR
Cle Elum, WA 98922

Email:

Phone: 425 232 0646

Date: 8 May 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Nathan Dwinell Date: 5/18/2023

Address: 3799 westside Road
Cle Elum wa 98922

Email: Nathan@EverLightElectric.com

Phone: 425 442 4788

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Kelly White
Address: 617 Pine Street
Cle Elum, WA 98922
Email: bretandkellywhite@comcast.net
Phone: 206-790-2766

Date: 5/8/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kelly White

Signature

Name: Bonnie Lemert

Address: 990 Pebble Beach Dr.
Cle Elum 98922

Email:

Phone: 206-818-6043

Date: 5/27/23

ADDITIONAL COMMENTS:

I want to know if the Council has taken any thought to infrastructure. Who's paying for fire, water, roads, Emergency police.

Bonnie

RECEIVED
MAY 31 2023

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

DANIEL MELLOR (name)

802 Roslyn Pl Cle Elum 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Lianne Shelden (name)

101 Augusta Place, Cle Elum, WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Robert T SHELDEN (name)

101 Augusta PL Cle Elum 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Natalie LaChapelle (name)

71 Birch Ct Cle Elum, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Chandler Wesson (name)

821 Chepoda Rd. Cle. Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Eve Valley (name)

4326 Beaver Lane Cle Elum WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Joanne Helke (name)

1350 Oakmont DR. Cle Elum Wa. (address)
98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

PREETHI RAMANI
(name)

431 BULL ELK RD, CLE ELUM
(address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Roy E Grinnell Roy E. Grinnell (name)

460 Emerick Rd, Cle Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Mary E Grinnell (name)

4610 Emerick Road Cle Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

LeMone Reising (name)

1781 Hundley Road, Cle Elum (address)

RECEIVED
MAY 31 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

MARK HOPKINS (name)

8690 WESTSIDE RD CLE ELUM 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Howard + Joanne Briggs (name)

671 Highline Loop Cle Elum, WA. 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Julia Tucker (name)

6160 Nelson Sidney Rd Cle Elum 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kara Schoener (name)

140 Legacy Trail Cle Elum WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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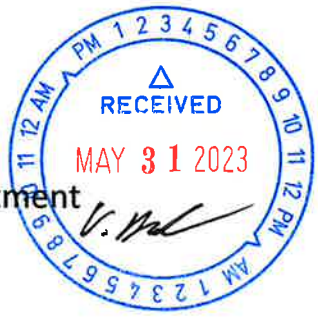
CYNTHIA NOWAK (name)

1050 KOKANEE LOOP, CLE ELUM (address)

98922



To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Gregory Sena (name)

170 Marshall Ct, Cle Elum, WA. 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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KENT MCCORMACK (name)

302 E. 4TH ST. CLE ELUM (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Jennifer MacDonald (name)

1141 Oakmont Drive, (address)

Cle Elum, WA 98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Bill MacDonald (name)

1141 Oakmont Dr (address)

Cle Elum 98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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JoAnn Rushton
(name)

250 Gobblers Knob Rd, Cle Elum
(address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Lyle Rushton (name)

PO Box 53 (address)

South Cle Elum WASH. 98943

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Jeff Crose (name)

431 Bull Elk Rd South Cle Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Ashley Bradford (name)

100 Spruce Lane, Ronald, WA 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Barbara J. Ludt (name)

POB 476, Easton, WA 98925-0476 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Leslie W Cunningham (name)

PO - 592 — 509 (address)

Easton WA 98926

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Michele & Ben Randazzo (name)

141 Iron Horse Rd, Easton, WA 98925 (address)

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John R Knapp (name)

4110 Meadow Park Dr Easton WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Peter Sharp (name)

130 Wheeler RD Ellensburg WA. 98926 (address)

RECEIVED
MAY 31 2023

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Douglas McAz (name)

411 Rally Way Easton WA (address)

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JoDene Sessions (name)

8690 Westside Rd E 98292 (address)

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[signature] (name)

2160 Coe Rd. Ellensburg, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Stephen White Stephen F White (name)

523 1st Street Easton, Wa 98925 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Linda Magrader (name)

P.O. Box 128 Easton 98925 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Bart Stoneburner (name)

P.O. Box 128 Easton WA 98925 (address)

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

RAY SIDERITS (name)

2665 East RR ST. EASTON, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

John Curley (name)

1360 Westside Rd. (address)

Cle Elum 98922

RECEIVED
MAY 31 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Linda Schoener (name)

7212 164th St. S.W. Edmonds (address)
WA 98026

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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Mary Schroder (name)

16725 8th Ave NW, Shoreline, WA (address)
98177

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

James Albrecht (name)

6520 239th Ave E, Buckley WA 98321 (address)

RECEIVED
MAY 31 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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R Centeter (name)

6385 - 85th St Marysville WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Margie Kuhn (name)

6414 405th Ave S.E Snoq. 98065 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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DAVID SWENSON (name)

SNOQUALMIE (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Susan Rohl (name)

5720 Cornelia Duvall Rd NE (address)

Cornelia WA 98014

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Scott Johnson (name)

5720 Carnation Duvall Road NE (address)

Carnation WA 98014

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Steve Jeffries (name)

PO Box 4971 Spanaway Wa 98387 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Verna Murray (name)

9620 Yorkshire Ct SE - Olympia WA 98513 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Tom Sunde (name)

9620 Yorkshire Ct SE Olympia WA (address)
98513

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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[signature] (name)

21 LAMOE LANE SELAH WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Tristan Eims (name)

21 Lampe Lane Selah WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Paul Retsky (name)

19505 [illegible] St E, Lake Tapps WA 98391 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Aimee Montgomery (name)

18100 NE 95th St. Redmond, 98052 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Ryland Reising (name)

134 3rd Ave SW 98047 Pacific WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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(name)

55 W. Washington Ave #4 Yakima, WA 98903 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Bob Chase (name)

8155 216th St #329 Des Moines, WA (address) 98198

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Perla Ziegenhagen (name)

31060 231ST Pl SE Black Diamond, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

[signature] (name)

8943 24th St E Ellensburg, WA 98926 (address)

RECEIVED
MAY 31 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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[signature] (name)

8914 324th ST. E. Eatonville, WA, 98328 (address)

Virgil Amick

From: Abbie Nash <atnash92516@gmail.com>
Sent: Wednesday, May 3, 2023 9:38 PM
To: Planning
Cc: Jay McGowan; John Glondo; Ken Ratliff; Beth Williams; Siw Bay-Hansen; Steven Harper; Matthew Lundh; Sarah Lackey
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Name: Abigail Archer

Date: May 3, 2023

Address: 270 Quail Valley Road

Cle Elum, WA 98922

Email: atnash92516@gmail.com

Phone: 415-515-6166

To: City of Cle Elum – Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Abigail Archer

Name: Alex Munday

Address: 21 Ermine Loop
Cle Elum, WA 98922

Email:

Phone:

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Alexa Case

Address: 404 Columbia Ave

Email: alexacase@gmail.com

Date: May 20, 2023

Phone: 206-972-1666

To: City of Cle Elum - Mayor, City Council members,
Attention: Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Alexa Case

Signature

Name: ALEXANDER C. Kohl Date: 6-23-2023

Address: P.O. BOX 467, 801 CHELAN LANE Cle Elum, WA 98922

Email: alex@ackohl.com email to planning@cleelumwa.gov

Phone: (509) 674-5010

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

X

Signature

Name: Alfred Greiner and Jill E. Ford Date: May 28, 2023

Address: 403 S 1st Street, Roslyn WA 98941

Email: greinerac@gmail.com and Jille_ford@yahoo.com

Phone: 509 649 5389

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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A few additional thoughts related to the approval of the Sun Communities 47° North proposal. The decision will have long-lasting impact on the area. Cle Elum is on an upward trajectory. Ever increasing pride in the community and of home ownership, upgrades to the downtown business area, good communications infrastructure, along with the continuing efforts to improve the already quality education offered by the local schools, to name a few. Considering the: improvements to Interstate 90 heading into the Seattle area and the paradigm shift of businesses offering well-paid opportunities for employment, which only requires being in the office a few days a week or even periodically each month will increase demand for home ownership from professionals seeking a rural quality of life along with all the other advantages such as quality schools and well-planned city infrastructure Cle Elum has to offer. The original program for the expansion of the area proposed for the Sun Communities 47° North project was much better aligned with goals that support this potential and result in a long-lasting legacy fitting to the spirt and aspirations of this wonderful community.
Lastly, having continually studied the response from the Cle Elum community over the past few years, in the minutes from the local community council meetings and in the local newspaper, it is obvious that the responses have been overwhelming negative, so, should the project be granted approval to proceed, many questions would arise which would warrant further investigation, for example:

- At inception what was promised to the original stakeholders of Sun Country Communities related to the management of any overwhelming negative response to the project proposal from the people of Cle Elum and surrounding communities?

- Why was the community's response not given proper priority in the decision to approve or not approve the Sun Communities 47° North proposal?

For all these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Alfred Greiner
Communication Infrastructure Engineer - Retired

Jill E. Ford
Higher Education professor

Roslyn Homeowners

Virgil Amick

From: Alison Redman <aredmana@gmail.com>
Sent: Friday, June 16, 2023 12:15 PM
To: Planning
Subject: 47 Degrees North

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: City of Cle Elum - Mayor, City Council members, Planning Department,

119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____Alison Redman _____

Signature

Name: Amber D. Rossignol

Address: PO Box 306
Roslyn, WA 98941

Email:

Phone:

Date: 6-20-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Amber D. Rossignol

Signature

Name: Amy Casto
Address: 561 Palouse RD
CLE Elum WA 98922
Email: Fidelity Appraisal 777@gmail.com
Phone: 509-201-6050

Date: 5-18-2023

RECEIVED
MAY 24 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Amy Macdonald

Address: 317 Broadway St.

Email: amymacdonald

Phone: 206-650-4161

Date: 6-12-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Can we afford to fight legally if needed. They have tons of money.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Amy Macdonald

Signature

Name: Amy Nevills

Address: 880 Groeschell Rd
Cle Elum Wa. 98922

Email: ainless215@yahoo.com

Phone: 206.724.3553

Date: 06-13-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Amy M. Nevills
Signature

Name: Amy Ramsey
Address: 312 E 3rd St
Cle elum, WA 98922
Email: amy.foresthealth@gmail.com
Phone: 360-878-2755

Date: 6/14/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

by 6/26

planning@cleelum.gov

Name: Andrew Carl
Address: 130 White Pine Dr
Ronald, WA 98940
Email: ~~andyce~~ andyce@wbowl.com
Phone: 206 282 7394

Date: 6/14/23

RECEIVED
JUN 16 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Virgil Amick

From: Andrew Smith <awsmithinc@gmail.com>
Sent: Monday, May 22, 2023 6:24 AM
To: Planning; Sarah Lackey; Matthew Lundh; Steven Harper; Siw Bay-Hansen; Beth Williams; Ken Ratliff; John Glondo; Jay McGowan
Subject: 47 Degrees North Major Amendment proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Andrew Smith
303 Nelson Lane
Cle Elum, WA 98922

Special Comment(s): In addition to the below, the main question we, the home owners and tax payers, have is, how does this development benefit the home owning tax payers of Cle Elum? It doesn't, short answer! All this does is do what all these ideas and installments do, put money in your pockets and the developers. No different is local politics to state and national politics; you are all corrupt, money hungry, and selfish, acting to benefit yourselves and not the community. You are 100% what is wrong with the state of our social and economic landscape ruining the culture and values of communities.

We are writing to inform the city of our very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, we implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andrew & Stephanie Smith

Name: Andy Cygan Date: 6/26/23

Address: 1200 Marian Drive
Cle Elum, WA, 98922

Email: 2cyg2n87857@gmail.com

Phone: 425-686-098

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Virgil Amick

From: Andy Cygan <acygan87857@gmail.com>
Sent: Monday, June 26, 2023 10:06 PM
To: Planning
Subject: 47 Degrees North
Attachments: Stop47De'greesNorth-Andy Cygan .pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello City of Cle Elum Officials,

Please see the attached signed letter against the 47 Degrees North Development being discussed in Cle Elum. I believe in growth, but feel this community will be detrimental to the town in terms of the pace of building, lack of foresight, and mobile home/rv park component.

Please let me know if you have any questions.
Thank you,
Andy Cygan
425-686-0908

Name: Andy L Pink

Address: 8338 upper peoh pt Rd
Cle Elum WA 98922

Email: arapink@yahoo.com

Phone: 509 674 8179

Date: June 25 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Andy L. Pink

Signature

Name: Angel Erickson

Address: 1200 Marian Drive
Cle Elum, WA 98922

Email: angelkerickson@gmail.com

Phone: (206)819-0057

Date: June 26th, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Angel K Erickson

Signature

Name: Angie Lancaster

Address: 519 N Montgomerie Ave
Cle Elum WA. 98922

Email: _____

Phone: _____

Date: 6-7-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

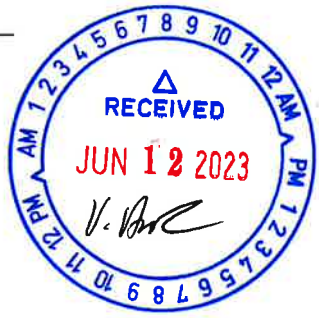
Signature

Name: Anish Sudra Date: June 6, 2023

Address: 250_Old Grove Trail, Cle Elum, WA 98922

Email: ashwinicu@gmail.com

Phone:



To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Anish Sudra

Signature

Name: Anita Karles

Address: 80 Dalle Rd.
Cle Elum, WA 98922

Email: peacocklady3@hotmail.com

Phone: 509-670-6116

Date: May. 30, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Anita J. Karles

Signature

Name: ANN BYRNS

Address: P.O. Box 1086
CLE ELUM, WA 98922

Email: annbyrns@sbcglobal.net

Phone: 310) 435-1043

Date: 6-13-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ann Byrns

Signature

Name: Ann M. Fuller

Address: 110 South 5th Street, PO Box 449

Roslyn, WA, 98941

Email: annham18@live.com

Phone: 425-877-4317

Date: May 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- All manufactured units are to be purchased and owned by residents, but all underlying land is leased to homeowners. None of the proposed manufactured homes are considered to meet criteria as affordable housing. This type of housing leaves the homeowner vulnerable to constant increases in land leasing prices by Sun Communities.

- The total population of Cle Elum / Roslyn / South Cle Elum is about 3,350. Depending on its final approval, the Sun Communities project will add 1,490 to 1,650 more people plus 940 to 1,880 RV visitors per day, increasing the population of

the three cities by 73% to 105% depending on time of year. This will necessitate the doubling of all of our facilities – police, fire, medical, schools, and public works.

- The traffic increases on major roads would cause severe congestion and be catastrophic if an evacuation were required.

- The trees within our community are one of our most valuable resources. Without them, our ecosystem will be damaged beyond repair. The beauty of our urban environment will be gone forever.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property. You can stop this! Please save our community!

Respectfully,

Ann M. Fuller

Signature

Name: Ann M. Fuller

Address: 110 South 5th Street, PO Box 449

Roslyn, WA, 98941

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property. You can stop this! Please save our community!

Respectfully,

Ann M. Fuller

Signature

Name: Arlene Watts

Date: 6-4-2023

Address: 503 E Wash Ave
Roslyn, WA

Email:

Phone: 425-890-9047

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Arlene Watts

Signature

Name: Arlene L Watts

Address: ~~[illegible]~~ -503 East Washington Ave
P.O.B 356 Roslyn Wash

Email:

Phone: 425-890-9047

Date: June 4 2023

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Arnold Blacher Date 6-26-2023

Address 10227 westside

Email: Redseal colson@gmail.com

Phone: 509-981-4245

Sign / fill out & email to:

To: City of Cle Elum - Mayor, City Council members, Planning Department, planning@cleelum.gov
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

By Monday 26th 12:00 noon

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Austin Pruett — re: 6-26-23

Address: 10371 Wiseman Road
Cle Elum, WA 98922

Email: Austin.pruett@gmail.com

Phone: 206-390-8627

Sign / fill out & email to: planning@cleelum.gov

By Monday 26th 12:00 pm

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47 north proposal for the Bulldog Flats property. The proposed manufactured home / RV community

- is a clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bulldog Flats into the city. It is not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for this property.

- instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city. Sprawl.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, Sprawl, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood. Lux was sold, as Aprés Ski/Golf, wholly owned by a massive out-of-state publicly traded corporation which's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of this project would be a gift of public funds to a private entity.

- to top housing as contemplated by the Bulldog UGA. It will displace half of the actual housing planned for the area and replace it with a cement park designed as a transient campground.

- will be the largest manufactured home/RV park on the west Coast and will double the population of Cle Elum. Parks of the magnitude have no place in a town as small as Cle Elum, losing Place Young Park.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to revitalize. The result center is in direct conflict with the city's comprehensive plan which states that the Bulldog Flats Master Plan... "is intended to alleviate the [CLC downtown core] as the primary retail and activity nexus for Cle Elum". Current rules for the Bulldog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UAC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or aren't be) fully mitigated by the developer.

- Will create substantial traffic, congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increases in taxes will effectively translate to a subsidy for a private resort/resort.

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations, and comprehensive plan for the property. The original underlying zoning approval and development agreement similarly allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to DENY the proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

RECEIVED
JUN 28 2023

Name: Barbara Campbell
Address: 381 Sunshine Avenue
Ronald, Washington
Email: bcampbell65@hotmail.com
Phone: 206 824-1547

Date: 5/30/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

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- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Barbara Campbell

Signature

Name: Beatrice L Cates
Address: 491 HAZELNUT LANE
CLE ELUM, WA 98922
Email: blcates@elltel.net
Phone: 509-857-2163

Date: 6/11/23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Beatrice L Cates

Signature

Name: Becky Marshall Date: 06/17/23

Address: PO Box 476
509 North 3rd Street, Roslyn WA 98941

Email: jstpinkecky@comcast.net

Phone: 360-568-4252

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to DENY this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Becky Marshall

Signature

Name: Ben Wadeikis

Address: 520 Broadway Ave | PO Box 175
S. Cle Elum WA 98943

Email: wadeikisb@gmail.com

Phone: 509-899-6160

Date: May 31st 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ben Wadeikis

Signature

Name: Bethany Belisle

Address: 171 Maple Lane
Ronald, WA

Email: bbelisle@gmail.com

Phone: 360-631-4136

Date: 5-31-23

RECEIVED
MAY 31 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bethany Belisle

Signature

Name: Betsy Goodsite Date: 5/10/23

Address: 281 TRAILSIDE DR
CLE ELUM, WA 98922

Email: betsygoodsite@gmail.com

Phone: 425-241-6270

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922
Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Betsy L Goodsite

Signature

Name: Bette Larkin Date: June 22, 2023

Address: 1272 Teanaway Rd

Cle Elum, WA 98922

Email: bette.larkin@yahoo.com phone: 206-910-8994

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Bev Eames

Address: 808 E 3rd St.
Cle Elum WA 98922

Email: beveames@gmail.com

Phone: 509-607-0266

Date: 6.5.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bev Eames

Signature

Name: Josie Lierman

Address: 20 Kuhuku Ct.
Cle Elum

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Josie Lierman

Signature

Name: Jamie Rancourt

Address: 210 Monica Lane
Cle Elum WA 98922

Email: jamie.m.rancourt@gmail.com

Phone: 360 672 0200

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Carmen Meyers

Address: 181 Augusta Pl
Cle Elum WA 98943

Email: holimadison@comcast.net

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Carmen Meyers

Signature

Name: Cheri Johnson Cleary

Address: 112 W 3rd St
Cle Elum 98922

Email: stevensgirlcleary@Gmail

Phone: 509-304-8806

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Cheri Johnson Cleary

Signature

Name: Connie Wanechek Date: 6/3/23

Address: 3071 Nelson Siding Rd
Cle Elum, WA - 98922

Email:

Phone: 509 674-9223

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Connie Wanechek

Signature

Name: MARCIE L THORSON

Address: 851 OAKMONT DR.
CLE ELUM, WA 98922

Email: mathorson7899@gmail.com

Phone: 425 922 8266

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Robert McGinn's

Address: 950 Oakmont Dr
Cle Elum

Email:

Phone: 509-674-8411

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Tammy Coulter

Address: 305 Hermitage
Cle Elum WA.

Email:

Phone:

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Dava Ihrke

Address: 800 Sunlight Dr
Cle Elum WA 98922

Email: Dava@Ihrke.Net

Phone: 425-308-7614

Date: 6/5/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Dave Ihrke

Signature

Name: MARIE ZIMMERMAN

Address: 2511 HANNAH RD
EBURG WA 98926

Email: mezimmie@gmail.com

Phone: _____

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Marie E Zimmerman

Signature

Name: Doric Thorgakson Date: 6/3/23

Address: 651 Wildwood Dr
Ronald, WA

Email:

Phone: 206 409 5381

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: DAN THORLAKSON

Address: 551 WILDWOOD DR
RENALD WA

Email: DTHORLAKSO@MSN.COM

Phone: 206 698-3499

Date: 6-2-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Dan Thorlakson

Signature

Name: Angela Norris

Address: PO Box 11
So. Cle Elum, WA 98943

Email: angelajvnorris@gmail.com

Phone: 509-304-9599

Date: 5/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Janelle Sabo

Address: P.O. BOX 243
So. Cle Elum, WA 98943

Email:

Phone: 360-431-6311

Date: 5/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Curt Dahl

Address: 18311 Kimberly LN
Ellensburg WA

Email: ced5572@gmail.com

Phone: 206-747-2278

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Debra Campbell

Address: 704 Lincoln Ave (PO Box 611)
So. Cle Elum, WA 98943

Email: deb.campbelliv@gmail.com

Phone: 702-521-6170

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Debra Campbell

Signature

Name: Isabell DiHmar

Address: P.O. Box 153
Roslyn, WA. 98941

Email:

Phone: (509) 304-7149

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

I. Dittmar

Signature

Name: Henrietta Ellis

Address: PO Box 283 / 515 Madison Ave, South Cle Elum, WA 98943

Email: hentaellis@gmail.com

Phone: _____

Date: 6/4/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____

Signature

Name: Lucille Eldhardt
Address: 441 Cascade View Dr
P.O. Box 163
Email: eldhardt1@outlook.com
Phone: 509 624 9136

Date: 6/3/23

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Lucille Eldhardt
Signature

Name: Tracy Austin

Address: 4615 W. Lk Sammamish Pkwy SE.
Issaquah WA 98027

Email: tmaustin2137@gmail.com

Phone: _____

Date: 6-3-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Tracy Austin

Signature

Name: Tommy Gaffney Date: 6-2-2023

Address: 401 Curlew Rd
Ellensburg

Email: pineridgedobermans@hotmail.com

Phone: 425 449-9087

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Valene Scott
Address: (address confidentiality)
PO BX 257 PMB 579 98507
Email: crete98926@gmail.com
Phone: 509-859-4473

Date: June 2, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Valene Scott
Signature w/o Prejudice w/o Recourse

Name: Lynn Moran

Address: 425 Wells Ave So
Renton, WA 98057

Email: shamrocktwo@comcast.net

Phone: 206-909.0877

Date: 6-3-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Lynn M Moran

Signature

Name: Jennifer Downag

Address: 10501 Reecreek Rd
Ellensburg WA 98926

Email: Jdaan58@icloud.com

Phone: 509 306 0265

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Cynthia Richards

Address: 201 W. Arizona
Roslyn, Wa

Email:

Phone:

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Cynthia Richards
Signature

Name: Jerry Downing

Address: 10501 Reecer Creek Rd
Ellensburg WA 98926

Email: jdown58@icloud.com

Phone: 206-553-9123

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Jennifer Jack

Address: 1703 E Seattle
Ellensburg WA 98926

Email: jennifersjack@gmail.com

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ken Richards

Address: 201 W. AR. 20 #A
Roslyn WA. 98941

Email: BFC.RATCITY@gmail.com

Phone: _____

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

K. Richards

Signature

Name: Tiara Neira

Address: 510 west nevada Ave
Roslyn WA 98941

Email: hale.y.kay1@yahoo

Phone: 509-260-1028

Date: 5/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tiara Neira

Signature

Name: Jorge Maldonado

Address: 510 W Nevada Ave
Roslyn, WA 98941

Email: maldonado6291982@yahoo.com

Phone: 206-8496793

Date: 6-3rd-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Todd & Pam Littlefield Date: 6-3-23

Address: 241 Pit Way
Easton, WA. 98925

Email: rufflesdog63@gmail.com

Phone: 206-406-1285

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Pam Littlefield

Signature

Name: Gayla Barton
Address: 60 Hardy ST
Ronald WA 98940
Email: gaylab1964@gmail.com
Phone: 509-304-4848

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Sharon A Doyle
Address: 2080 Bettas Rd
Cle Elum WA 98922
Email: sdoyle1ellie@gmail.com
Phone: 206 459 3855

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Sharon A. Doyle

Signature

Name: DAVID A THORSON

Address: 851 OAKMONT DR.
CLE ELUM WA 98922

Email: davthorson@gmail.com

Phone: 206-430-3199

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Tamara Reinkens

Address: 141 Hermitage Dr.
Cle Elum WA 98922

Email: tamiReinken3@yahoo.com

Phone: 206 786 0493

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Tamara Reinkens

Signature

Name: Renee D. Hill
Address: 980 St. Andrews Dr.
Cle Elum WA
Email: rdhill167@gmail.com
Phone: 509-674-1000

Date: 6-2-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Renee D. Hill

Signature

Name: Gordon Rutton
Address: 120 Hermitage Dr
Cle Elum WA 98922
Email: gdrutton.gmail.com
Phone: 206-719-2622

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ric + Sally Conway

Address: 1080 St Andrews Drive
Cle Elum WA 98922

Email: rsconway@gmail.com

Phone: 509-674-8589

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

S Conway

Signature

Name: Susan Cain

Address: 410 Lund Lane
Cle Elum 98922

Date: 6/3/23

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Amy Olthouse

Address: 230 Hermitage Dr.
Cle Elum, WA 98922

Email: amydolthouse@gmail.com

Phone: 425-516-3442

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jolene Haneca
Address: johonolulu9yahoo.com
Email: 311 Saint Andrews DR
Phone: 206-354-3498 Cle Elum, WA 98922

Date: 6/3/2023

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Jolene Haneca

Signature

Name: FLOYD WALKER

Address: 311 ST ANDREWS DR
CLE ELUM, WA

Email: EMAIL WALKER 2 YAHOO

Phone: _____

Date: JUNE 3, 23

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Patricia Siegel
Address: PO Box 562
Cle Elum, Wa 98922
Email:
Phone: 509-260-0425

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Patricia Siegel

Signature

Name: Mary Olver

Address: 41 Augusta PL.
Cle Elum

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Mary Olver

Signature

Name: NANCY L. MELARY
Address: 10700 WESTSIDE DR
CLE ELUM
Email: melaryn1@hotmail.com
Phone: 206-234-7531

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Nancy L. Melary
Signature

Name: Warren Radabaugh

Address: 41 Augusta Pl
Cle Elum

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Warren A. Radabaugh

Signature

Name: Bob Cain

Address: 410 Lund Lane
Cle Elum, WA 98922

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bob Cain 6/3/23
Signature

Name: Barbara Toczek Date: 6-3-23

Address: 1730 South Cle Elum Ridge Rd.
Cle Elum WA 98922

Email: KToczek@yahoo.com

Phone: 425-941-3618

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Barbara Toczek

Signature

Name: BRIAN GARVER

Address: 730 Pebble Beach Dr
Cle Elum

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: James Anderson

Address: 341 Pioneer Trail
Cle Elum, WA 98922

Email: sniperjms@hotmail.com

Phone: 206-510-2665

Date: 6-2-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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James Anderson

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Name: Piper Anderson

Address: 341 Pioneer Trail
Cle Elum, WA 98922

Email:

Phone: 206-510-2665

Date: 6-2-23

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119 West First Street, Cle Elum, WA 98922

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Signature

Name: Ken Toczek

Address: 1730 South Cle Elum Ridge Rd.
Cle Elum

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Ken Toczek

Signature

Name: Elisabeth Ellis

Address: 210 Morning Dove Ln
Cle Elum / WA 98922

Email: elliselisa11@gmail.com

Phone: 253-312-8424

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Elisabeth Ellis

Signature

Name: David Ellis

Date: 6/3/23

Address: 210 Morning Dove Lane
Cle Elum WA

Email: LoudDave7406@Gmail

Phone: 253 278 4461

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Brian Nasset

Date: 6/3/23

Address: 1141 Golf Course Rd
Cle Elum

Email: Brian_Nasset@yahoo.com

Phone: 425-652-8384

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully

Signature

Name: JAMES B JONES

Address: 170 AUGUSTA PL
CLE ELUM, WA 98922

Email: JBJONES78@GMAIL.COM

Phone: _____

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____
Signature

Name: Mike Griffiths

Address: 290 Big Horn Way
Cle Elum, Wa

Email:

Phone:

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mike Griffiths

Signature

Name: Jake Kostenko
Address: 1025 Denny Ave.
Cle Elum, WA
Email: Jake10629@icloud.com
Phone: 818-480-8040

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Chloe Hamm

Address: 416 E 2nd Street
Cle Elum WA 98922

Email: hammchloe3@gmail.com

Phone: (509) 260-1175

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: John MacKenzie

Address: 80 Augusta Pl

Email: JOHNWMACKENZIE@HOTMAIL.COM

Phone: 206 227 6225

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Marilyn Fudge

Address: 420 [redacted] Meadow Ridge Dr.
Cle Elum

Email: [redacted]merlinfudge@gmail.com

Phone: (509) 607-3935

Date: 6-5-2023

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature Marilyn K Fudge

Name: Debbie Bosch-Gravel
Address: 430 Big Tail Rd
Cle Elum, WA 98922
Email: cag92@comcast.net
Phone: 206 351-0160

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Debbie Bosch-Gravel
Signature

Name: KURT LUSTIG

Address: 830 Pebble Beach Dr.
Cle Elum WA

Email: KURTLUSTIG@gmail.com

Phone:

Date: 03 June 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Mike GAAge

Address: 381 Formline Loop
Cle Elum

Email:

Phone: 509 607 3666

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

_____

Signature

Name: Tara Hller

Address: 8880 Pebble Beach Dr.
Cle Elum, WA

Email: taraallen@yahoo.com

Phone:

Date: 03 JUN 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Kim & Leslie Selzler

Address: 323 Graham Rd
Cle Elum 98922

Email: Selzlerkim@gmail.com

Phone: 206 261 0579

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: JASON GRINDON

Date: 6/2/23

Address: 540 PEBBLE BEACH DR
CLE ELUM 98922

Email: Jasongrindon@yahoo.com

Phone: 425-501-1465

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Jason Grindon

Signature

Name: Heidi Griffiths

Address: 290 Bighorn Way
Cle Elum, WA 98922

Email:

Phone:

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Heidi Griffiths
Signature

Name: Sue Vertrees
Address: 661 Pebble Beach Dr
Cle Elum WA 98922
Email: suevertrees@gmail.com
Phone: 509 929 2415

Date: June 3, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Susan Vertrees

Signature

Name: June L. Jowes

Address: 170 Augusta Pl.
Cle Elum, WA 98922

Email: junejowes@hotmail.com

Phone: 509-674-5037

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

June L Jowes

Signature

Name: Shawn Skinner Date: 6-3-23

Address: 101 N Oaks Ave #5

Email: S.Skinner700@yahoo.com

Phone: 509-260-1061

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Shawn S.

Signature

Name: Tom & Michelle Geer

Address: 700 Old Cedars Rd
Cle Elum, WA 98922

Email: michelegeer5@comcast.net

Phone: 206-856-4354

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Michelle Geer

Signature

Name: Nikole Anderson

Address: 131 Augusta Pl
Cle Elum Wa 98922

Email: nikolerandersen@gmail.com

Phone: 425-221-9288

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Shannon Anderson

Address: 131 Augusta
Cle Elum WA 98922

Email: nikmackmom@gmail.com

Phone: 206 - ~~232 - 841~~
841 - 8819

Date: 6/3/23

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ryan Anderson

Address: 131 Augusta Pl.
Cle Elum Wa. 98922

Email: wsumoose1@gmail.com

Phone: 206 941 8819

Date: June 3, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Tiffany Greene

Address: 1012 Deny Ave
Cle Elum, WA 98922

Email: tiffanyg44@hotmail.com

Phone:

Date: 06/05/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Larry Fassbind

Date: 6-3-23

Address: 591 Erminie Loop
Cle Elum WA 98922

Email:

Phone:

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: RICHARD MEYERS

Address: 181 AUGUSTA PLC.
CLE ELUM 98922

Email: rich.meyers66@gmail.com

Phone: 206-850-9035

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Raven Mullins

Address: 111 E 2nd St.
Cle Elum, WA 98922

Email: RMmullins1896@Gmail.com

Phone: 360-229-1395

Date: June 3, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Camie Stevenson

Date: 6/13/23

Address: 308 e 3rd St. Cle Elum WA 98922

Email: mrs212ride or die@outlook.com

Phone: 509 674 8545

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Greg Graham

Address: 61 Augusta PL Cle Elum

Email:

Phone: 509-674-5686

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ron Lemert

Address: 990 Pebble Creek - Cle Elum.

Email:

Phone:

Date: June 2, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Ron Lemert

Signature

Name: Tami Knee

Date: 6/23/23

Address: 821 Pebble Beach Dr
Cle Elum

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Tami Knee

Signature

Name: RON SASAKI

Address: 861 PEBBLE BEACH DR
CLE ELUM, WA

Email:

Phone:

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

RM Sasaki

Signature

Name: Kelsey Greene

Address: 11235 Westside RD
Cle Elum, WA 98922

Email: KelseyJoGreene@gmail.com

Phone: 509.260.0508

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Kelsey Greene

Signature

Name: Sue Reinhart

Address: 620 Tanaway Hgts
Cle Elum, WA

Email:

Phone:

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Sue Reinhart

Signature

Name: DON DVORAK

Date: 6/3/23

Address: 90 SNOW HAVEN LANE
CLE ELUM, WA 98922

Email: D.DVORAK111@GMAIL.COM

Phone: 206 250 4816

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Joe Cook

Date: 6/3/23

Address: 620 Teaneway Heights Dr
Cle Elum, WA 98922

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Joseph E Cook

Signature

Name: Mary Bundrock

Address: 870 Pebble Beach Drive
Cle Elum, WA

Email: gmbundrock@comcast.net

Phone:

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Mary Bundrock

Signature

Name: Robert Drenberg
Address: 250 Pioneer Trail
Cle Elum, WA 98922
Email: rdrenberg@AOL.com
Phone: 509-674-8059

Date: 6-2-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: DOUG CALVISY

Address: 2831 Nelson Circle
Cle Elum

Email: calvisky@hotmail.com

Phone: 509-674-9494

Date: 6/03/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: MARIE SASAKI

Address: 861 Pebble Beach Dr.

Email: mariesasaki@outlook.com

Phone: 206 355 3256

Date: 6.3.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Marie Sasaki

Signature

Name: Melissa Horton

Address: 890 Pebble Beach Dr.
Cle Elum, WA 98922

Email: Melhorton@comcast.net

Phone: _____

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Dawn Smallwood

Address: PO Box 1264
Cle Elum, WA 98922

Email: dawnlarz@hotmail.com

Phone: (206) 940-5341

Date: 6/3/23

RECEIVED
JUN 05 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Dawn Smallwood

Signature

Name: Jeff Smallwood

Address: 720 Deer Meadow Dr
Cle Elum WA 98922

Email: JeffSmallwood2200@gmail.com

Phone: 206 650 0227

Date: 6-3-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Bill Voltmer

Address: 661 Pebble Beach Dr
Cle Elum WA 98922

Email:

Phone: 509 899-4793

Date: 6/2/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Donda Malatesta

Address: 406 Hawksbeard Rd
Cle Elum WA 98922

Email: donda_m@comcast.net

Phone: 253-223-4028

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Donda W Malatesta

Signature

Name: Steve Bird
Address: 700 Pebble Beach Drive
Cle Elum, WA 98922
Email: Gaspusher@hotmail.com
Phone: 503-449-8198

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Steven Bird

Signature

Name: Sally Manthey Date: 6-3-23

Address: 960 St. Andrews Drive
Cle Elum, WA. 98922

Email: Sallymanthey1@gmail.com

Phone: 707-349-0318

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Linda Bird

Address: 700 Pebble Beach Drive
Cle Elum, WA. 98922

Email: Lbirdladybird@gmail.com

Phone: 971-678-1-9821

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Linda Bird

Signature

Name: Marissa Bouvier
Address: 112 West third Street
Cle Elum WA
Email: marissalynebouvier@gmail.com
Phone: 509 674 8002

Date: 6-3-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: KATHY DVORAK

Address: 90 SNOWHAVEN LANE
CLE ELUM WA 98922

Email: dkdvorak@outlook.com

Phone: (206) 276-9949

Date: 6/3/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Mike Nicholls

Address: 191 Lynx Lane
Cle Elum WA

Email: kiwienterprises.nicholls@gmail.com

Phone: 509-947-3483

Date: 6/3/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mike Nicholls

Signature

Name: Debbie Nicholls

Date: 6/3/2023

Address: 191 Lynx Ln
Cle Elum WA

Email: debora_nicholl@rl.gov

Phone: 509 947 1019

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Debora Nicholls

Signature

Name: Braven Bendzak

Address: 730 Clelane Lane
Cle Elum, WA 98922

Email:

Phone:

Date: June 4, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Braven Bendzak

Signature

Name: Colleen Bendzak

Address: 730 Chelan Lane
Cle Elum, WA. 98922

Date: June 3-2023

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Colleen Bendzak
Signature

Name: Wayne Wanechek Date: 6/3/23

Address: 3021 Nelson Siding Road
Cle Elum, Wash. 98922

Email:

Phone: 509-674-9196

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Wayne Wanechek
Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Lisa Hale Lisa Hale (name)

100 West Utah Ave, Roslyn WA 98941 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Melanie Ghenoiz (name)

3160 Dakota Heights Drive 98922 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kaitlin Melgoza Kai Mel (name)

13410 8th Ave S. Burien 98168 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Deb Kuhlman (name)

1671 Westside Rd Cle Elum (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Shannon McSorley (name)

10941 Westside Rd Cle Elum WA 98922 (address)

6/25

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Marissa Nass Marissa Nass (name)

330 Big Creek Road Cle Elum, WA (address)

98922

6/26

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Ryan Johnson (name)

10941 Westside Rd. Cle Elum WA 98922 (address)

6/25

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MATT MARTINSON (name)

526 MARIE AVE, S. CLE ELUM (address)

98943

6/25

RECEIVED
JUN 26 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Cindy Ward Cindy Ward (name)
102 E. 5TH St. Cle Elum, WA 98922 (address)

6/25

RECEIVED
JUN 26 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Deanna Phillips / Deanna R Phillips (name)

813 Broadway Avenue (address)

South Cle Elum WA 98943

10/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Steve Bergstrom (name)

211 Stag Road, Cle Elum WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Jack Moore Moore (name)

Seattle (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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K Moore Kristin Moore (name)

Seattle, WA (address)

6/25

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Hollie Meiser (name)

510 Lake Cabins Rd Ronald (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Kristin Wehrle Kristin Wehrle (name)

4109 239 Pl SE Sammamish (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Paul Wehrle Paul Wehrle (name)

4109 239th PL SE Sammamish, WA 98029 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Allen Barton (name)

(address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Madison Tayler (name)

330 Big Creek Rd cle Elum WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Katelyn Nass (name)

330 Big Creek Rd. Cle Elum, WA (address)

98922

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Renee Armitrout (name)

PO Box 1384 Ronald WA (address)
98940

6/25

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[signature] (name)

1270 Oak Mont Drive (address)

Cle Elum

6/25

6/25

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ZACH DICKINSON (name)

4391 manastash rd Ellensburg (address)

WA 98926

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Gracie Dickinson (name)

206 W Dakota Roslyn (address)

6/25

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Titus Erickson (name)

100 N B st Roslyn (address)

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Christy Snider Christy Snider (name)

PO Box 551 - Easton 98925 (address)

6/25

RECEIVED
JUN 26 2023

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301 Landislane Cle Elum 98922 (name)

Jennie Graham (address)

Jennie W. Graham

6/25

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Daniel Lord Janice A Lord (name)

4433 Whitetail Ln Cle Elum WA (address)

6/25

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Susan L Bke (name)

924 N Rhodes Dr Green Valley AZ 85614 (address)

6/25

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Jamie Rice (name)

924 N. Rhodes DR. Green Valley AZ. 85614 (address)

6/25

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Daryl Fleenor DARYL FLEENOR (name)

8825 W. Bonnie Ave Kennewick (address)

Wash 99336

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Neva Fleenor Neva Fleenor (name)

8825 W Bonnie Ave Kennewick (address)

WA 99336

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kelley Meister (name)

1015 E 2nd St #195, Cle Elum, WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Daniel Johnson (name)

100 W. Utah Ave, Roslyn, WA (address)

6/25

Name: Joe Johnson

Address: 400 Denny Ave
Cle Elum WA 98922

Email:

Phone:

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Josie Johansen
Address: 802 Madison Ave
South Cle Elum

Email:

Phone:

Date: 6-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Janice Ferrill

Address: 202 E. 3rd St.

Email: jferrill02@gmail.com

Phone:

Date: June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Janice Ferrill

Signature

Name: ALEX PARNELL Date: 6/25

Address: 202 E 3RD ST. APT. 115
CLE ELUM, WA 98922

Email: ALEXPARNELL@OUTLOOK.COM

Phone: 206-841-1281

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Ryan Brubaker

Address: 202 E 3rd St. # 204
Cle Elum WA
98922

Email:

Phone:

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Nellie Sue Kenard

Address: 202 E. 3rd St. #102
Cle Elum, WA 98922

Email: ssocier@comcast.net

Phone: 206-549-1851

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Nellie Sue Kenard

Signature

Name: Pamela Washam

Date: 6-24-23

Address: 202 E 3rd St. #113
Cle Elum, Wa. 98922

Email: pamelawashamchotmail.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Pamela Washam

Signature

Name: Kellen Renfro

Address: 202 E 3rd St #106

Date: 6-24-23

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Thomas W. Klobucar SR

Date: 06.24.23

Address: 202 E 3rd ST #114 98922

Email:

Phone: 206-349-7245

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Thomas W. Klobucar SR

Signature

Name: TOM KLOBUCAR Date: 6-24-2023

Address: 202 E 3 ST # 114
CLE ELUM WA 98922

Email: PLUMRTSE@YAHOO.COM

Phone: 206-920-4154

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Thomas M Klobucar

Signature

Name: Mary Everaert

Date: 6/23/2023

Address: 202 E 3rd St #117
Cle Elum WA, 98922

Email: X

Phone: 509-260-1477

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Mary Everaert

Signature

Name: Judith Dow

Address: 202 E 3rd St
#202
Cle Elum, WA 98922

Email:

Phone: 206-849-2154

Date: ~~4/28/2023~~
6/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Judy M Dow

Signature

Name: Esther A. Daniels

Address: 202 E 3rd. St. #211
Cle Elum, WA 98922

Email: estheradaniels@gmail.com

Phone: 360-779-0062

Date: June 23, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Esther A. Daniels

Signature

Name: David E. Franklin

Address: 202 East 3rd Street #206
Cle Elum, WA 98922

Email: frande1@gmail.com

Phone: 509 674-9603

Date: June 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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As the most visible part of Cle Elum to I-90 traffic, the project would present a negative and misleading image of Cle Elum.

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

David E. Franklin

Signature

David E. Franklin

Name: Judy Franklin

Date: 6-24-23

Address: 202 E 3rd # 206
Cle Elum, WA.

Email:

Phone: 509 674-9603

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Judy Franklin

Signature

Name: Raeanne Balzarini

Address: 231 Steam Bin Loop
Cle Elum, Wa.

Email:

Phone:

Date: 6/26

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Raeanne Balz

Signature

Name: Diane Lange

Address: PO Box 331
Cle Elum WA 98922

Email:

Phone:

Date: 6/26/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Diane M. Lange

Signature

Name: Cody Foust

Date: 6 - 26 - 2023

Address: 3030 Upper Peon Pt. Rd Cle Elum

Email: foust.cody@gmail.com

Phone: 509-674-1210

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

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- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Cody J. Foust

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Darcie Whitfield Darcie Whitfield (name)

731 Oakmont Dr Cle Elum WA 98922 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Nicole Trout (name)

250 Rockaway Loop Ronald, WA (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

DUSTIN TROUT (name)

250 ROCK BEARY LOOP ROSLYN (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Lindsay Jewett (name)

136 Old Cedars Rd Cle Elum, WA 98922 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Rodrigo Carvajal Fernandez (name)

136 Old Cedars Rd, Cle Elum, 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Cindy Houston Mark & Houston (name)

180 August St. (address)

Cle Elum, WA 98922

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Christi Houser, Christi Houser (name)

180 Hancock Pl. CLE ELUM (address)

WA 98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Harold M Whitaker (name)

451 Steam Gin Loop Cle Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Barbara Frank (name)

451 Steam Gin Loop / Cle Elum 98922 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Cindy Frausto Cindy Frausto (name)

381 Little Creek Rd Cle Elum WA 98922 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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VINCENT A. FRAUSTO

Vincent A Frausto

(name)

361 LITTLE CREEK RD

CLE ELUM

(address)

98922

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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KATHY WYBORSKI Kathy Wyborski (name)

231 SAGEBROOK LANE, CLE ELUM (address)

WA 98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Aaron Opp AO (name)

113 W Hoffmanville Ave (address)

Roslyn WA 98941

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Keegan Fengler Keg FB (name)

113 W Hoffmanville Ave (address)

Roslyn WA 98941

6/25/23

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Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

ALESHA C. SCHMEDEKE (name)

106 E. IDAHO AVE ROSLYN, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Joyce Davis Joyce Davis (name)

520 W. 2nd St. Cle Elum, WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Adelyn Maletzke Addy Maletzke (name)

830 Loping Ln, Cle Elum, WA, 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Jeff Williams (name)

615 S A St Roslyn WA 98941 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Barry Kratz Barry Kratz (name)

6155 A ST Roslyn WA 98947 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

BRIAN CLEARY 6-25-2023 (name)

291 SHAFT ST. ROSLYN WA. 98941 (address)

PO BOX 786 ROSLYN WA. 98941

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Valerie Lindholm Valerie Lindholm (name)

246 Hermitage Dr, Cle Elum, WA 98922 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Barbara Tindall B. Tindall (name)

421 Steam Gin Loop Cle Elum 98922 (address)

6/25/23

RECEIVED
JUN 26 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Carol Lord [signature] (name)

433 Whitetail Lane Cle Elum WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Greg Mathews (name)

261 Lake Cabins Rd. Ronald, WA (address)

6/25/23

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Re: 47 Degrees North Major Amendment Proposal

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Daniel Roesler Daniel Roesler (name)

411 Moody Street Ronald WA 98940 (address)

6/25

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Re: 47 Degrees North Major Amendment Proposal

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Vina G. Anderson Vina G Anderson (name)

1051 Spragger Way, Cle Elum, WA 98922 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Patrick Anderson (name)

1051 Sprague Way, Cle Elum, WA (address)

6/25

RECEIVED
JUN 26 2023

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Jessica Marchione Jessica Marchione (name)

50 Stuart Ridge Rd. Cle Elum WA 98922 (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Nicholas Marchione (name)

50 Stuart Ridge Rd. Cle Elum, 98922 (address)

6/25

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John Saini (name)

120 McCoy dr (address)

Ellensburg, WA 6/25

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Hannah Griswood (name)

210 Elk Haven Rd Cle Elum WA 98922 (address)

6/25

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Russell Webster (name)

1171 Lower Peoh Point Rd. Cle Elum, (address)
WA. 98922

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Lorraine Webster Lorraine Webster (name)

~~1471~~ 1171 Lower Peoh Pt Rd Cle Elum WA (address)

4/25

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Mark Moreau (name)

9860 WA 903 Roslyn WA 98941 (address)

6/25/23

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Brenda Traphagan Brenda Traphagan (name)

13305 98th Ave Ct. E. Apt A Puyallup, WA (address)

6/25

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Tresa Morean Tresa Morean (name)

9860 SR 903 Ronald WA 98940 (address)

6/25

6/25

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Jennifer Mathis (name)

261 Lake Cushman Rd Ronald, WA (address)

6/25

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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DOUGLAS HEGGUN Douglas Heggun (name)

617 PINE ST CLE ELUM (address)

6/25

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Judy Tokarsyck Judy Tokarsyck (name)

5441 Airport Rd Cle Elum (address)

6/26

RECEIVED
JUN 26 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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Greg Tobin Greg Tobin (name)

515 N ST SW Quincy WA 98848 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Thomas Pierce
(name)

251 1st St Ronald, WA 98940 PO Box 768 Roslyn, WA 98941
(address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Jennifer Bastenechea (name)

206 E Utah Ave., Roslyn WA (address)
98941-0730

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Rob Marks (name)

PO Box 433 South Cle Elum WA 98943 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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LEONARD C RUSHTON (name)

Leonard C Rushton (address)

108 E. PENN

ROSLYN WA.

6/25

RECEIVED
JUN 26 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Monica Antone 91 Alder Drive (name)
PO Box 2540 North Bend, Ronald Wa (address)
98045

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Jennifer Ruud-Johnson (name)

263 Sweet Shop Lane, Cle Elum (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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James Coughlin (name)

PO Box 1167 Cle Elum 98922 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Diane Caughlin (name)

PO Box 1167 Cle Elum WA 98922 (address)

6/25

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Re: 47 Degrees North Major Amendment Proposal

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Rick Johnson (name)

263 Sweet Shop Lane (address)

6/25

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LEA BEARDSLEY Lea Beardsley (name)

PO Box 31, Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Ellie Belew. Ellie Belew (name)

PO Box 652 Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Terri Mattison (name)

P.O Box 760 Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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MARIA FISCHER (name)

203 N. First St., ROSLYN, WA. (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Jim Rothrock PO Box 1074 (name)

Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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KA M Katelyn May (name)

2605 24th Ave SE Olympia WA 98501 (address)

RECEIVED
JUN 26 2023

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Douglas H. Kulyse PO Box 652 Roslyn WA 98941 (name)

(address)

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Michelle Mosiman (name)

310 N Nevada Ave, Roslyn, WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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ANNA WALLACE (name)

505 W ALASKA AVE (address)

Roslyn WA 98941

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Re: 47 Degrees North Major Amendment Proposal

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- Provides no significant benefits to upper valley residents and tax payers,
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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

David Tyler (name)

509 W. Edwards Road (address)

Name: Randy Wise

Date: 6/24/23

Address:

Email:

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

JoAnne McKay (name)

(address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kathleen Rogers (name)

PO Box 269, Ronald WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kirubel Ambaye (name)

4219 S Othello 98118 Seattle, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

RYAN FAULKNER (name)

3010 SW Mills St Seattle, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jodi Erickson (name)

PO Box 399, South Cle Elum 98943 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Dan Andor, (name)

240 Tiger Lily Ln, Ronald, WA 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

PETER THORNLEY (name)

512 S. A St. Roslyn (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Joseph G. Meduedich (name)

680 R & R Heights DRIVE Roslyn WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Christy Ann Leer (name)

617 South A Street, Roslyn WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Steve C Batar Jr (name)

931 Lake Cabin Rd E (address)

Lake Cle Elum WA

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

DALE SCHWANDT (name)

PO Box 599, Roslyn WA. (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Susan Johnson (SUSAN JOHNSON) (name)

317 SOUTH THIRD ST. ALLEY ROSLYN WA 98941 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Mary B Medrano (name)

POB 84 Ronald Wa 98940 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Johnny Medrano (name)

900 Lake Cabins Rd Ronald Wa (address)

PO Box 64 98940

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

JAMES G. MOSIMAN J. Gregory Mosiman (name)

424 S. THIRD ST ROSLYN, WA 98941, BOX 778 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

William Mosiman William Mosiman (name)

424 S. 3rd St, Roslyn, WA (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Elizabeth Malvihill Elizabeth Malvihill (name)

424 3rd St Roslyn WA 98941 (address)

June 25, 2023

Rebecca Montgomery
1080 Masterson Road
Cle Elum, WA 98922

Mayor Jay McGowan, Cle Elum City Council, Planning Department
Cle Elum City Hall
119 West First Street
Cle Elum, WA 98922

RE: 47 Degrees North Major Amendment Proposal

The purpose of my letter today is to comment on the 47 Degrees North development agreement that is currently in the planning approval process.

I am not a resident of the City of Cle Elum proper. However, I, and my family "live" in Cle Elum, Washington. We are a 4-generation family who treasure our hometown and want only what's best for the city and its citizens –those of us in the surrounding areas are citizens of Cle Elum by the fact that Cle Elum is the city we have chosen to call home. The decision(s) you make regarding this development, and others that are in the works, affects all who call this area home.

You have received a great deal of input regarding this development. My concerns echo those comments you have already heard many, many times. I am opposed to the revised plans of this development and request you consider the impact of these revised plans to the Whole of the Upper County – the impact it will have on both the short term and the future well-being of our community. The path that is chosen now is irreversible.

While administratively there are commitments in place for this development; it is my understanding the revision submitted does not contain prior commitments the City is legally required to honor.

Thank you for considering my thoughts. As the elected representatives who make decisions for its citizens, careful consideration is paramount at this time.

Respectfully submitted,

Rebecca Montgomery

Rebecca Montgomery

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Norman Mattioda

Norman Mattioda (name)

1001 Lauderdale Lane (address)

Cle Elum 98922

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Mark Kanton (name)

531 Cabin Trail Drive Cle Elum (address)

6/25/23

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Sean Ryman (name)

151 Saddle Ridge Lp, Cle Elum, WA 98922 (address)

6/25/23

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Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Shirley J Matticda Shirley J Matticda (name)

1001 Lauderdale Lane, (address)

Cle Elum, 98922

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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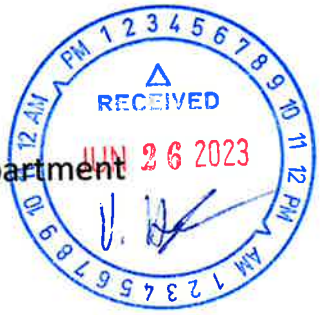
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kristin Karus (name)

405 Idaho St. Roslyn (address)

6/25/23



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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Bryce Van Parys (name)

190 Sandstone Dr - Ronald WA (address)
98940

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Debra Stewart (name)

1901 White Rd. Cle Elum (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

KATHERINE WILSON Katherine J Wilson (name)

305 ~~Ann~~ MARIE LN CLE ELUM, WA 98922 (address)

6/25

Name: Sarah Moffatt

Date: 6/25/23

Address: 251 Meadowbrook Ln Ellensburg WA 98926

Email: sarahmoffatt2020@gmail.com

Phone: (509) 607 3451

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Marilyn P. Uribe Marilyn P. Uribe (name)

2911 Hwy 970, Cle Elum, WA 98922 (address)

6/25

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Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

6-25-23

Melanie Shinn (name)

81 Lilycourt Cle Elum (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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MIKE D SHINN Mike D Allen (name)

62 81 LILY COURT SUNCADIA (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Amanda Goldie Agoldie (name)

200 S 3rd Roslyn WA 98941 (address)

6/25

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Re: 47 Degrees North Major Amendment Proposal

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John Cunningham (name)

[illegible] S 3rd St Roslyn, WA 98941 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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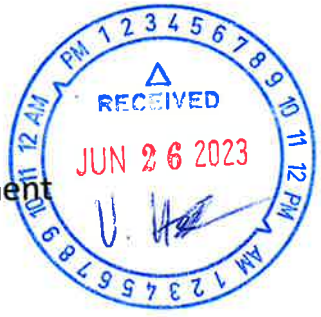
Wendy Willsie Wendy Willsie (name)

503 So 2nd Roslyn 98941 (address)

6/25/23



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Diana Davis (name)

312 E 4th St Cle Elum 98922 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

JAMES MARTONIK (name)

200 CARILLON COVE DR, ROCKLD, WA (address)

98940

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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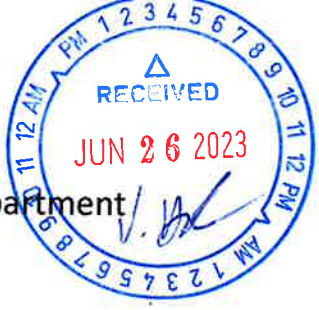
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

STEPHEN STANISLAW (name)

2101 COAL MINE WAY CLE ELUM (address)
WA

6/25



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Jordan Iverson (name)

807 N 49th St. #4 Seattle, WA 98103 (address)

6/25

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
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- Provides no significant benefits to upper valley residents and tax payers,
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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Chéli Marusa (name)

PO Box 433 So Cle Elum, WA (address)
98943

6/25/23

Name: Sandy Furnite Date: 6/24/23

Address: 1591 Elk Heights Rd

Email:

Phone: 509-859-2512

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sandy Furnite

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

William H. Campbell (name)

270 Rocking Chair Rd (address)

Cle Elum, WA 98922

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Ashleigh Crone (name)

906 W. 2nd St #106 Cle Elum WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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BRIAN SELLERS PETERSEN (name)

PO Box 611 ROSLYN 98941 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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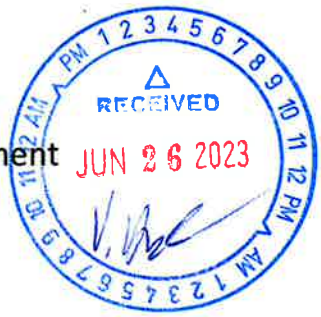
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Lisa Benson (name)

2631 Summit View Rd Cle Elum (address)

6/24



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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Conner Naumann (name)

230 Bull Wheel Lane, Cle Elum (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Angela Andus (name)

240 Tiger Lily Ln, Ronald WA 98941 (address)

6/24

RECEIVED
JUN 26 2023
V. Bd

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Roger Benson (name)

1011 Mapiti Cle Elum WA. (address)

6/24

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kathleen A. Benson (name)

1011 Wapiti, Cle Elum WA. (address)

6/24

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

ZACHARY ESSELN (name)

1617 S. Monroe St. Tacoma WA 98405 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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K Heiken KAREN HEIKEN (name)

206 W IDAHO, ROSLYN, WA 98941 (address)

6/24

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TREGG FARMER (name)

50 Raintree Lane #3, Ronald WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

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Susan Farmer (name)

50 Raintree Lane #3 Ronald, WA (address)

6/24

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

TIMOTHY R. ATKINS (name)

29310 3rd AVE SW, FEDERAL WAY, WA (address)
98023

6/24

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SHANNON ATKINS (name)

29310 3rd Ave SW Federal Way USA (address)
98023

6/24

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Michael A Bottem Michael A Bottem (name)

182 Teanaway Acres Rd Cle Elem (address)

6/24

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Judith Hill (name)

1110 Maywood Lane Ronald WA 98940 (address)

6/24

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Janna R Bottom Janna R Bottem (name)

182 Teanaway Acres Rd, Cle Elum, WA (address)

6/24

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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jim Hill (name)

170 Maywood Lane, Roslyn, WA 98941 (address)

6/24

RECEIVED
JUN 26 2023

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Cadence Crew (name)

739 riverside ave., Orofino, Idaho (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

PATRICK RYAN 6/24/23
(name)

471 KOKANEE LOOP CLE ELUM (address)

98922

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

DENISE RYAN Denise M Ryan (name)

@ 471 Kokanee Loop, Cle Elum WA 98922 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Michael W. Mankus Michael Mankus (name)

908 W. 6th St. Cle Elum, Wash. (address)

98922

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Mike Marion (name)

P.O. Box 516 Cle Elum WA 98922 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Heather Marsh (name)

1011 Deanyave Cle Elum, WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Fred Marion Fred Marion (name)

PO Box 516 CLE ELUM WA 98922 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Kevin McPhee (name)

505 N 3rd St, Roslyn, WA 98941 (address)
(POB 559)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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- Has negative impacts on wildlife

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Angela McPhee McPhee (name)

505 N. 3rd St. Roslyn WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Barbara A. Ireland Ireland (name)

404 N. A St., Roslyn WA 98941 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jonathan Davis (name)

732 Lauderdale LN Cle Elum (address)

6/26

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

David Bush (name)

760 Highland Loop, Roslyn, WA 98941 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

TRICIA BUESH (name)

760 HIGHLAND LOOP, RONALD, WA 98940 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

ANTHONY GEIST (name)

28321 64TH CT NW STANWOOD WA 98292 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Barbara DeNike Barbara DeNike (name)

226th PL SE, Arlington, WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Amber Denike (name)

28321 44th Ct NW. Stanwood WA, 98292 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Michael B. Myers Michael B. Myers (name)

P.O. Box 361 Ronald WA. 98940 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

SHERRIE L. MYERS Sherrie L. Myers (name)

PO Box 361 Ronald, WA 98940 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

FREDERICK J. CORRENTI (name)

450 SNOWBERRY LOOP (address)

CLE ELUM, WA 98922

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Jessica Raymond
(name)

2529 Lincoln St Bellingham 98225
(address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Erich Naumann (name)

230 Bull Wheel lane, Cle Elum (address)

6/24

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Christine Brouward (name)

115 Berry Dr. Minden, La. 71055 (address)

6/24

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Kelly Carlisle (name)

7818 Nakoosa Lane NW, Bremerton WA 98312 (address)

6/24

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Lori Kovalick (name)

20517 22nd Ave W Lynnwood, WA 98036 (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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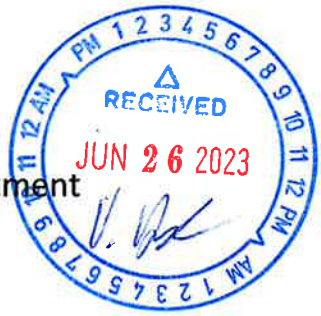
Kelley Ryan (name)

306 W. Utah Ave Roslyn, WA (address)



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Ryan Schreiner (name)

306 W. Utah Ave Roslyn, WA (address)

6/24

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Melissa Singletary (name)

371 Wadsworth Lp. (address)

Ronald WA 98940

6/24

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Carolyn Houston-Carlson (name)

5082 West Side Rd Cle Elum WA 98922 (address)

6/24

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Jon Shields (name)

6040 Westside Rd. Cle Elum, WA (address)

6/24

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Kaiden Larimer (name)

307 N A St., Roslyn (address)

6/24

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Andrew Kovalick (name)

12404 4TH DR SE Everett, WA 98208 (address)

6/24

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Peter Nobles (name)

20517 22nd Ave W, Lynnwood, WA (address)

6/24

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Benson McNally (name)

1004 Deny Ave Cle Elum, WA 98922 (address)

6/24

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Julie Draveling JDraveling (name)

1004 Denny Avenue Cle Elum, WA 98922 (address)

6/24

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Lorin D. Peterson Lorin D. Peterson (name)

31 Equinox Dr. Cle Elum, Wa. 98922 (address)

6/24

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Karen L Peterson Karen Peterson (name)

31 Equinox Drive Cle Elum, WA 98922 (address)

6/24

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SANDRA L. Malcolm (name)

4203 Westside Rd, Cle Elum (address)

PO Box 472

6/24

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Michele Davis DAVIS (name)

732 Lauderdale Ln. Cle Elum WA. (address)
98922

6/24

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- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Lisa McMullen (name)

34400 E Truman Rd Grain Valley MO 64029 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Lynn French Lynn French (name)

4291 Upper Peoh Pt. Rd. (address)

Cle Elum, WA 98922

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

SYLVIA HOWARD (name)

30 ADOLPH SUTRO CT. Apt #02 (address)
SAN FRANCISCO, CA 94131

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Elizabeth Cowan (name)

Elizabeth Cowan (address)

5206 Sunset Dr
Yakima WA 98901

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Nathanial Joshua Weich (name)

25074 Lake Fenwick Rd Unit A Kent, WA 98032 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Samantha Welch (name)

25074 Lake Fenwick Rd. Unit A. Kent, WA 98032 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Rachael Malvolm (name)

4203 Westside Rd Cle Elum 98922 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

GORDON KITTELSON (name)

103 E. Pennsylvania Roslyn, WA (address)

98941

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Leanne Liddicoat, Leanne Liddicoat (name)

17 Crest Circle, Yakima, WA 98908 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Christoph Naumann (name)

230 Bull Wheel lane, Cle Elum (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Steve Flewelling (name)

317 Broadway St, Cle Elum 98922 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

KIM HENLE Kim Henle (name)

116 4TH STREET ROSLYN (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Shirlee E. Mosiman Shirlee E Mosiman (name)

424 S. 3rd St, Roslyn, WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Erin Naumann (name)

230 Bull Wheel Lane, Cle Elum WA (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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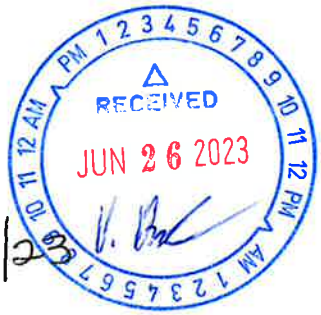
For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

NORM HELLEY (name)

511 Sunshine Ave ROSALD (address)

98040

6/24



Name: Marlo Frownfelder
Address: 813 E Second St
Cle Elum

Email: [redacted]

Phone:

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community will result in negative impacts:

- Traffic gridlock with high volume of transient visitors in large recreational vehicles
- Decreased level of service for emergency medical services
- Decreased level of service for police protection
- Decreased level of service for fire protection
- Increased tax burden on existing property owners to pay for aging infrastructure (water, sewer, power, roads)
- Increased 2nd home ownership within a private resort adversely impacting many throughout the community
- Adverse impact to downtown core businesses as resort environment will drive dollars to remain at the resort
- Potential to increase jobs yet does little to offer adequate affordable housing options in relationship to amount of workers necessary to support multiple resorts in the area
- Potential to require additional city resources to manage and address concerns by a high volume of transient visitors
- High volume of short term rentals (STRs) tax revenue by law are applied tourism rather than infrastructure upgrades
- 90% of profits will be, by law, sent out of our community to Wall Street investors

For these reasons, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

STEVE VERHEY (name)

Ellensburg (address)

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Marlaine Cope (name)

1106 N. Canterbury Dr (address)

E-burg 98926

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

WILLIAM SAWHILL (name)

PO BOX 95, SELAH, WA 98942 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Matthew R. Partington (name)

906 N Okanogan St Apt 2 (address)

Ellensburg

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
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Catherine Idler
(name)

PO Box 283 Ellensburg WA 98926
(address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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COLLIN CAPES (name)

1106 N. CANTERBURY DR ELLENSBURG 98926 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Roxane Waldron (name)

2732 Capital Blvd. S, (address)
Olympia WA 98507

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Maya DeKnikker (name)

4991 Airport Rd Cle Elum WA 98922 (address)

6/24

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Ashley Aarts (name)

107 W Arizona Ave, Roslyn, WA 98941 (address)

6/25/23

Name: Deanne Cooke

Address: PO Box 63 Ronald 98940
4761 SR 903 Ronald

Email: sdjatrs@gmail.com

Phone: 2535792849

Date: 06/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department.
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
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Respectfully,

Deanne Cooke
Signature

Name: Lori Contratto Date: 6-24-23

Address: 1209 Marion Drive

Email: Lori.Contratto@live.com

Phone: 206-992-8995

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

L. Contratto

Signature

Name: Laurie Gwerder Date: 6/24/23

Address: 271 Red Cedar Dr

Email: Ljeanbo@aol.com

Phone: 253 880 2773

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Laurie Gwerder

Signature

Name: Summer Schlee

Date: 6/24/23

Address: 131 White Pine Dr
Ronald WA 98940

Email: cougarhaven@gmail.com

Phone: (509) 750-9847

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the **Sun Communities 47° North** proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Summer Schlee

Signature

Name: Michael Blondin Date: 06/24/23

Address: 201 N. C St.
Roslyn, WA

Email: michaelrblondin@yahoo.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Michael Blondin
Signature

Name: MARCUS STRICKLAND Date: 6-24-23

Address: 121 TAMARA C
RONALD, WA 98904

Email: CINDYSMARC@HOTMAIL.COM

Phone: 425-483-2951

To: City of Cle Elum - Mayor, City Council members, Planning Department.
119 West First Street. Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Loren Orndorff Date: 6-25-23

Address: POB 143 - 121 Tom White Rd.
Roslyn, Wa 98940

Email: lorndorff@gmail.com

Phone: 509-[redacted]674-8693

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- <u>Denial</u> of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Linda Prindorff Date: 6-25-23

Address: POB 143 - 121 Tom Wirtz Rd.
Ronald, WA 98940

Email: lorndorff@gmail.com

Phone: 509-[redacted] 674-8693

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: JARED KENDRICK

Date: 6-24-2023

Address: 4805 62ND AVE NW
Gig Harbor, WA 98335

Email: [illegible]1523@yahoo.com

Phone: 253-861-5357

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Jared Kendrick

Signature

Name: Kaylee Jennings Date: 6-22-23

Address: PO Box 335 Ronald WA 98940

Email: KayleeanneConner@gmail.com

Phone: 509 859 4663

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kaylee Jennings

Signature

Name: Mesha Kendrick

Date: 6/24/2023

Address: 100 Bonnie View Drive
Ronald, WA 98940

Email: meshakendrick@gmail.com

Phone: 253-677-8764

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mesha Kendrick

Signature

Name: Aleigha Nation Date: 6/24/23

Address: 100 Bonnie View Drive
Ronald, WA 98940

Email: aleighanation@gmail.com

Phone: 253-225-6326

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Sarah Hart Date: 6-24-23

Address: 581 Cedar Cove road
Ellensburg WA

Email: SarahKhart@comcast.net

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____
Signature

Name: Joe Schramm Date: 6-24-23

Address: P.O Box 1409
Ronald WA

Email: CabinCubs at MS.N.Com

Phone: 253-377-0805

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Susan Hendrix

Address: PO Box 1388
Ronald WA 98940

Email: smeiss135@gmail.com

Phone: 602-743-2135

Date: 6-23-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: PAUL JOHNSON

Address: PO BOX 825
KITTITAS WA. 98934

Email: doopsej@HOTMAIL.COM

Phone: 509-899-3423

Date: 6-24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: April Reed Date: 6/24/23

Address: 101 W 1ST St
Cle Elum

Email: aprilreedmail@gmail.com

Phone: 206-482-1625

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: JOSEPH FARNIK

Date: 6/24/23

Address: PO BOX 751
S CLE ELUM

Email:

Phone: 509 260 1267

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Joseph Farnik

Signature

Name: Amy Clark

Date: 6/24/23

Address: 141 Mill Creek Rd
Ronald, WA

Email: aclark484@gmail.com

Phone: 253-905-4617

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Eric Clark Date: 6/24/23

Address: 141 Mill Creek Rd
Ronald, WA

Email: FJ55@comcast.net

Phone: 253-307-3821

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

E C Clark

Signature

Name: Jessica Emery

Address: 1706 Snattuck Ave S
Renton WA 98055

Email: green3b@hotmail.com

Phone: (253) 332-8628

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Cathy O'Brien Date: 6/24/23

Address: 107 E. 3rd
Cle Elum WA 98922

Email: jamestreplumbe.@yahoo.com

Phone: 256-673-1194

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jamie Stephens Date: 6.24.2023

Address: 910 Highland Loop
Roslyn, WA 98940

Email:

Phone: 206.399.8434

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jake Graham Date: 6/24/23

Address: 100 Bonnie View Dr
Ronald, WA

Email: Jake@Pnexcavation.com

Phone: 253-370-8621

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Brian Kostenko Date: 6-23-23

Address: 910 Highland loop
Ronald, WA 98940

Email: brian-mt@hotmail.com

Phone: 206-795-8409

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Monica Natin Date: 6/23/23

Address: 41 Dundee
Donald WA 98940

Email: Madmnam87@aol.com

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: Dottie Lang Date: 6-24-23

Address: PO Box 45 Cle Elum

Email: dottie_lang@yahoo.com

Phone: —

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Dottie Lang

Signature

Name: KEVIN SILVER

Date: 6-24-2023

Address: ~~[illegible]~~ 540 Domerie Bay Rd
RONALD, WA 98940

Email: KJSILVER@GMAIL.COM

Phone: 650-283-3488

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ron Hemley

Address: 12828 58th AVE NW
Gig Harbor WA 98332

Email: hemleyr@yahoo.com

Phone: 253 549 9498

Date: 6/23/23

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Respectfully,

Signature

Name: Diana Sanders Date: 6.24.23

Address: 150 Coal Spur Ln
PO Box 284 Ronald WA 98940

Email: SANDERDIANA2@HOTMAIL.COM

Phone: 509-304-4474

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Randy Schremer Date: 6/24/2023

Address: 12210 Pine Lochsun Dr
Ronald WA 98940

Email: lisaschremer@live.com

Phone: 253 375 2497

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Lisa Schriemer Date: 4/24/2023

Address: 1220 Pine Iomsun Dr
Ronald WA 98940

Email: lisaschriemer@live.com

Phone: 253 315 4247

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Lisa Schriemer

Signature

Name: Joseph Brinck

Address: 2216 N Brick Rd
Ellensburg WA 98926

Email: JBrinck5420@gmail.com

Phone:

Date: 06/16/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Out of State owners, paltry revenues, ~~o~~ ongoing additional tax burdens to residents. All this adds up to a bad deal.

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityofcleelum.com~~.gov** by ~~May 31~~st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

6/26

If you prefer to mail, letters must be postmarked by ~~May 31~~ **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Barbara Fletcher

Address: 2216 N Brick Rd
Ellensburgh 98926

Email: BillF56@comcast.net

Phone: 206 660 3430

Date: 6/16/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Barbara Fletcher

Signature

Name: LAILE FLETCHER

Address: 2216 N. BRICK RD.
ELLENSBURG, WA. 98926

Email: lailefletcher@gmail.com

Phone: 425-328-6650

Date: 6/16/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Rebecca Warner

Address: 306 W Nevada Ave
ROSLYN, WA 98941

Email: /

Phone: /

Date: 6-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Rebecca Warner Date: 6-25-23

Address:

Email: rebeccawarner90@gmail

Phone:

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Jackie Buckner

Address: 105 Hoffmanville West
Roslyn, WA 98941

Email:

Phone:

Date: 6/1/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Josh Hoffman

Address: 105 W Hoffmanville Ave
Roslyn WA 98941

Email: /

Phone: /

Date: 6/1/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Amy Adams

Address: 105 West Utah Ave
Roslyn WA, 98941

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jeff Adams

Address: 103 West Ukah Ave
Roslyn WA 98941

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: LINNEA MONTGOMERY

Address: 4281 NELSON SIDING RD
CLE ELUM WA 98922

Email: LINNEA61MONTGOMERY@GMAIL.COM

Phone: (509) 260-0665

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Linnea Montgomery
Signature

Name: LINNEA MONTGOMERY Date: 6-20-23

Address: 4281 NELSON SIDING RD
CLE ELUM WA 98922

Email: LINNEAGLMONTGOMERY@GMAIL.COM

Phone: (509) 760-0665

ADDITIONAL COMMENTS:

THIS IS COMPLETE INSANITY. DO YOU NOT SEE THE BOMPER TO BOMPER TRAFFIC EVERY WEEKEND? SAFETY SHOULD BE FIRST. OUR HOSPITAL CANT HANDLE IT OUR FIRESTATIONS CANT HANDLE IT, OUR POLICE CANT HANDLE IT, OUR ROADS DEFINATLY CANT HANDLE IT.
I CANT GET HOME ON THE WEEKEND, 8 HOURS IT TOOK A FEW WEEKS AGO TO GET FROM THORP TO NELSON SIDING. IF ONE OF MY PARENTS OR ANYONE THAT I KNOW CANT MAKE IT TO THE HOSPITAL ON TIME IT WILL BE ON YOU.
INFRASTRUCTURE SHOULD ALWAYS BE FIRST PRIORITY.
THIS IS A TERRIBLE IDEA FOR ALL OF US.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: JAN M. CAVELIA

Address: 4341 NELSON SIDING RD.
CLE ELUM, WA 98922

Email:

Phone: 509-656-2260

Date: JUNE 24, 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature Jan M. Cavelia

Name: Renee F. Graham
Address: 2570 Nelson Siding Rd
Cle Elum, WA 98922
Email: Grubie@outlook.com
Phone: 509-674-9264

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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Respectfully,

Renee' F. Graham

Signature

Name: Renee F. Graham

Address: 2570 Nelson Siding Rd.
Cle Elum, WA 98922

Email: Erubie@outlook.com

Phone: 509-674-9264

Date: 6-26-23

ADDITIONAL COMMENTS:

Absolutely insane!

Don't know what you are all thinking???

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Weslee Graham

Address: 2570 Nelson Siding Rd.
Cle Elum, WA 98922

Email: ~~e~~

Phone: ~~e~~

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Weslee E. Graham

Signature

Name: Michael Paul

Address: 1500 Dollarway Rd
Ellensburg, WA 98926

Email: _____

Phone: _____

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Becky Paul

Address: 1500 Dollarway Rd
Ellensburg, WA 98926

Email: _____

Phone: _____

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Rebecca Paul

Signature

Name: Albert Lee

Address: 752 Talmadge Rd
Cle Elum WA 98922

Email: _____

Phone: _____

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Albert Lee

Signature

Name: KATHY JURIS

Address: 4300 NELSON SIDING RD
Cle Elum WA 98922

Email: LKJURIS@gmail.com

Phone: 674-8786

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Kathy Juris

Signature

Name: Sena Lanphere
Address: PO Box 413
So. Cle Elum, WA 98943
Email: slanphere@msn.com
Phone: (509) 304-5009

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Sena Lanphere

Signature

Name: Marilyn Lund

Address: 210 Lund Lane
Cle Elum 98922

Email: melund49@gmail.com

Phone: 509-699-8948

Date: 6-16-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Marilyn Lund

Signature

Name: Maxine Madsen

Address: 100 N. Penn. Ave apt 211
Cle Elum, Wash. 98922

Email:

Phone:

Date: June 16, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Maxine Madsen
Signature

Name: Jamed Hadeed

Address: 340 Sunshine WAy
Cle Elum W.A. 98922

Email: Jamhadeed@gmail.com

Phone: (206) 348-0426

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

_____
Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Please Stop this. Already don't leave my Home on Friday and SAT. Due to traffic. Don't Be Dumb

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.~~com~~gov** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

6/26

If you prefer to mail, letters must be postmarked by ~~May 31~~ **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Robin Phillips Date: 6/16/23

Address: 30 Powder Cap Court, PO Box 999
Cle Elum, WA 98922

Email: gsrjphillips@msn.com

Phone: 206-351-1027

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Robin J Phillips
Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Very concerned about accommodating the infrastructure for our community. And the impact to our schools !!!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.~~com~~gov** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
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Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~May 31~~ 6/26 **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: George Phillips
Address: 30 Powder Cap Court, PO Box 999
Cle Elum, WA 98922
Email: gsrjphillips@msn.com
Phone: 206-327-2021

Date: 6/16/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jeannie Precious

Date: 6/15/23

Address: 307 Broadway

Email: N/A

Phone: 509-674-5870 - Cell-509-674-8964

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jeannie Precious

Signature

Name: Jane Wallick

Address: 801 W 2ND St
Cle Elum, WA 98922

Email: janewallick@yahoo.com

Phone: 509-260-1694

Date: 6-10-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jane Wallick
Signature

Name: Tammy L. Zalik

Address: 321 Bird Lane
Cle Elum, WA 98922

Email: TammyZalik@gmail.com

Phone: 509-656-3039

Date: 6/10/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Tammy Zalik
Signature

Name: JERROD G. ZABIK

Address: 321 LUND LANE
CLE ELUM WA.

Email: jerrodzabik@yahoo.com

Phone: 509-656-3039

Date: 06/10/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Theodore O Colden JR

Address: PO Box 445
EASTON WA 98925

Email: 502ted@gmail.com

Phone: 509-670-8326

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Ted Colden

Signature

Name: SUZANNE E COLDEN
Address: PO BOX 445
EASTON, WA 98925
Email: suzitedd@gmail.com
Phone: 206-799-9152

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Suzanne Colden
Signature

Name: CHUCK WALLICK

Address: 801 W 2ND CLE ELUM WA

Email: janewallick@yahoo.com

Phone: 509 260 1695

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Chuck Wallick

Signature

Name: Jennifer Annis

Address: 71 Morgan Creek
Ronald WA 98940

Email:

Phone:

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jennifer Annis

Signature

Name: David Hagness

Address: 560 Anna Bell DR
Ronald, WA. 98940

Email: dhagness1a@gmail.com

Phone: 206-453-3863

Date: 6/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Jennifer M. DeWitt

Address: 408 E 2nd
Cle Elum WA 98922

Email: jnadewitt@msn.com

Phone: 5096746473

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Sharon Wallgren

Address: POB 445
Cle Elum, WA 98922

Email:

Phone: 5092601908

Date: 6.17.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Sharon Wallgren
Signature

Name: Greg Bannister
Address: 202 Washington St.
Cle Elum, WA 98922
Email: KC1150@live.com
Phone: 509-304-5222

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Dora Bannister
Address: 202 Washington ST
Cle Elum, WA 98922
Email: dora-bannister@msn.com
Phone: 509-674-9296

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Dora Bannister

Signature

Name: Don Madsen

Address: PO 211
So Cle Elum, Wa. 98943

Email: donmadsen555@gmail

Phone: 509-201-0252

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Don Madsen

Address: P.O. Box 261

Email: donmadsen555@gmail

Phone: 509-201-0252

Date: 6/23/23

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Tami Madsen
Address: P.O. Box 211
So. Cle Elum WA 98943
Email: tamimadsen@hotmail.com
Phone: 509-201-0253

Date: 6-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Tami Madsen

Signature

Name: Tami Madsen

Date: 6-23-23

Address: P.O. Box 271
So. Cle Elum, WA 98943

Email: tamimadsen@hotmail.com

Phone: 509-201-0253

ADDITIONAL COMMENTS:

A really "BAD Idea"!!!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: AL MONTGOMERY

Address: 4281 NELSON SIDING ROAD
CLE ELUM, WA. 98922

Email: alomontgomery@yahoo.com

Phone: 509-304-4265

Date: 6-16-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Al Montgomery

Signature

Name: Lydia Keffer

Address: 401 Dakota Heights Dr.
Cle Elum, WA 98922

Email: misslydiak@hotmail.com

Phone: 425-652-2582

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Rebecca Ridlon

Address: 1210 White Road
Cle Elum 98922

Email: Rebeccaridlon@outlook.com

Phone: (509) 699 8093

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Bobbie Jo Mihelich

Address: 6742 Nelson Siding Rd

Email:

Phone: 509 260-1171

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Vince Gourley

Address: ~~720~~ 4010 Teanaway Rd, F.Rd
Cle Elum WA 98922

Email:

Phone:

Date:

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Vince Gourley

Signature

Name: KEN OTT

Address: 462 BULLDOGLE ROAD
CLE ELUM

Email:

Phone:

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Jeanne Gourley Date: 6-25-23

Address: 4010 Teanaway Middle Fk
Cle Elum WA 98922

Email: /

Phone: /

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Jeanne Gourley

Signature

Name: Sharon K Hill

Address: 301 COTTAGE AVE CLE ELUM, WA

Email:

Phone:

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully, Sharon K Hill

Signature

Name: ROWLAND BEDETTE

Address: 4796 RED BRIDGE RD
CLE ELUM, WA 98922

Email: /

Phone: /

Date: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: Helen Hartley

Address: 400 Denny Way #3
Cle Elum WA 98922

Email: /

Phone:

Date: June 20, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Helen Hartley
Signature

Name: Iyair Lewis

Address: 101 W Oakes Ave Apt 13

Email:

Phone:

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Iyair Lewis

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

its stupid, how about we just breath down our own homes instead of killing our Animals leaving us with no nature

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top. You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Corrine Gunderson Bequette
Address: 330 Hermitage Drive
Cle Elum, Wa. 98922
Email: gundersoncorrine@yahoo.com
Phone: 206/419-7226

Date: June 21, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Corrine Gunderson Bequette
Signature

Name: PATRICIA D. Galloway

Address: 1750 EMERICK Rd
Cle Elum, WA 98922

Email: p.galloway@pegasus-global.com

Phone: 509-657-2235

Date: June 24, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Julie Eggers

Address: 50 Anders Drive
Cle Elum WA 98922

Email: julieeggers@hotmail.com

Phone: 206-909-4151

Date: 6/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Julie Eggers

Signature

Name: Terry Eggers

Address: 50 Anders Dr
Cle Elum WA 98922

Email: terryeggers@hotmail.com

Phone: 206 999 2863

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Don Taylor

Address: 3905 Maltby Rd
Bothell WA 98012

Email: dontaymacgyver@gmail.com

Phone: 206-730-1038

Date: 5/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: CHRIS

Date: 6-21-23

Address: 4102 - E 1st Street Cle Elum WA, 98922

N/A

Email: 5094856745 07

Phone: V

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Chris

Signature

Name: Chris

Date: 6-21-23

Address: 402 E 1st No Cle Elum WA 98922

Email: N/A

Phone: 509 856 4507

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Tom HALKJAD

Address: 162 So McNeely

Email:

Phone: 360-829-2351

Date: 6-20-2023

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Gina Hallgar

Address: 162 S McNeely ST
Buckley WA 98321

Email:

Phone: 360-829-2851

Date: 6-21-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Gina Hallgar

Signature

Name: Beckie J. Town

Address: 824 Hunter Rock Drive
Cle Elum, WA. 98922

Email: /

Phone: /

Date: 6-24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Beckie J. Town
Signature

Name: Jeff Osiadacz 98943 Date: 6-26-23

Address: PO Box 617 So Cle Elum 101 North Oaks

Email: OSIADACZJEFF@GMAIL.COM

Phone: 509-674-8352

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jeff Osiadacz

Signature

Name: Evelyn Heflen

Address: PO Box 796, 901 Garfield Ave
South Cle Elum, WA 98943

Email: /

Phone:

Date: June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

E Heflen

Signature

Name: David Heflen

Address: 901 Garfield, PO Box 796
South Cle Elum, WA 98943

Email:

Phone:

Date: June 15, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

David Heflen

Signature

Name: Tyler Jensen

Address: 201 washington st Cle Elum WA 98922

Email: tyler.k.j@hotmail.com

Phone: 509-656-6023

Date: 6-26-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Eric Jensen

Date: 6-26-2023

Address: 201 Washington / P.O. Box 862
Cle Elum WA. 98922

Email: VWEric.519@Gmail.com

Phone: 509-304-8471

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Heather Jensen

Address: 201 Washington / PO Box 862
Cle Elum WA 98922

Email: heather@merleinc.com

Phone: 509.260.1962

Date: 6.26.2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Heather Jensen

Signature

Name: Orion gibson

Address: 105 W 2nd St

Email: orionsgibs

Phone:

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Orion gibson

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Its wrong :(

Protect the animals

empty parking lot

Its my home ♡

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
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Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Christina Betts

Date: 6-26-23

Address: 408 W. Utah Ave, Roslyn, WA 98941
Box 1024

Email: jwajillatz@gmail.com

Phone: 509-649-2862

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Frank REAY

Address: 305 N. Teanaway Ave

Email: /

Phone:

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Marjorie Chepoda
Address: 100 N Penn ave
Cle Elum Wash 98922
Email: MargieChepoda@gmail.com
Phone: 360 951 2940

Date: 6/26/23

RECEIVED
JUN 26 2023
Kathi Swanson
4:45pm

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Marjorie L Chepoda
Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

did you think about water
I think we don't have enough Doctors You bring in 2 More Doctors & Id think better of this

SEND LETTERS TO:

.gov 6/26

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Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

6/26

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Name: Jaden Jarquin Date: 6-26-23

Address: 709 Cleveland AVE S cle elum 98943

Email: JadenJarquin@gmail.com

Phone: N/A

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

4:45pm

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Respectfully,

Signature

Name: Kelly Vallone

Address: 515 W 6th St
Cle Elum WA 98922

Email: mamavallones@yahoo.com

Phone: 509 304 5131

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: JOEY VOYLES

Address: 1951 E HARRISON ST. APT C1, SEATTLE WA 98112

Email: NO

Phone: 253-376-1503

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Name: _____ Date: 6/ /2023

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

WHY WOULD YOU RUIN A GOOD THING?

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Sarah Lackey – slackey@cleelum.gov

6/26

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Name: Peter Van Dam

Address: 9271 NE 94th St.
Seattle, WA

Email:

Phone: 206 949 2124

Date: 6/25/23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Peter van Dam

Address: 4231 NE 94th St.
Seattle, WA 98115

Email:

Phone: 206 949 2124

Date: 6/25/2023

ADDITIONAL COMMENTS:

This will only impact the area in a negative way. Please don't move forward with this development.

SEND LETTERS TO:

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Sarah Lackey – slackey@cleelum.gov

6/26

If you prefer to mail, letters must be postmarked by ~~May 31~~ **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Joanne Mankus

Address: 211 Watson Cut Off + 329 WA. + 1310 E 1st
Cle Elum, WA 98922

Email: jgKidsnK@gmail.com

Phone: 509-674-2485

Date: 6-19-23

note on Back

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Joanne G Mankus

Signature

Name: Joanne Mankus Date: 6-19-23

Address: 1310 E 1st. + 329 Washington
Cle Elum,

Email:

Phone: 674-2485

ADDITIONAL COMMENTS:

Look into all the reasons that have been brought to the attention of the council and the public. Please hault this from going forward. This would not be good for our area.

SEND LETTERS TO:

Emailed comments must go to: **planning@cleelum.com** by ~~May 31st~~ 6/26

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

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Name: Nicholas D MANKU

Date: 6/19/2023

Address: 211 Watson Cutoff Rd + 329 Washington
Cle Elum Wa, 98922

Email: nickmanku@hotmail.com

Phone: 509 260 1118

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Stop This... No Good!
Many facts have been provided
Citizens / Voters

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Sarah Lackey – slackey@cleelum.gov

6/26

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Kari Chellis Date: 25 June 23

Address: PO Box 1501
331 Morgan Creek Rd Ronald WA 98940

Email: drkari.chellis@gmail

Phone: 206.715.4953

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kari Chellis

Signature

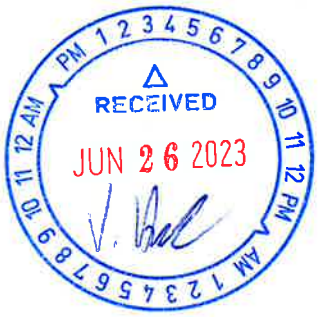
Name: HENRY CLARK

Address: PO BOX 1501
RONALD WA

Email: HANKOHAIR@GMAIL.COM

Phone: 5095944800

Date: 6-24-23



To: City of Cle Elum - Mayor, City Council members, Planning Department
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Respectfully,

Signature

Name: Pamela Shelly

Address: 33 Inclusivity Lane
Glenwood, WA 98619

Email: pam.shelly@wmfdp.com

Phone: (503) 866-7959

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Pamela Shelly

Signature

Name: Joel Schaan Date: 6/25

Address: 880 Saddlerock drive
Ellensburg WA 98926.

Email: 07m109ride@gmail.com

Phone: 509-929-1575

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Brad Montgomery
Address: 313 Broadway
South Cle Elum Wa. 98943
Email: bradm@klbconstruction.com
Phone: 425 322 8994

Date: 6-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Brad Montgomery
Signature

Name: ERIN C. EGAN
Address: PO BOX 125
SOUTH CLE ELUM WA 98943
Email: erin.c.egan@gmail.com
Phone: 206-999-3528

Date: 6-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Mike Kight

Address: 15823 N McKinnon Road

Email: mike@pizzapipeline.com

Phone: 509 994 5065

Date: June 25 23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kevin Beede

Date: June 25th 2023

Address: 5881 Watson Cutoff Rd

Email: tristan.185@outlook.com

Phone: 509-304-4308

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.
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Respectfully,

Signature

Name: Lena Parrish

Address: 102 west wyoming Ave Roslyn WA

Email: LenaParrish35@gmail.com

Phone: 509-260-1995

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Lena Parrish

Signature

Name: [redacted] Date: 6-25-23

Address: [redacted]

Email: [redacted]

Phone: [redacted]

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

[redacted] Karin Selin 411 S 2nd Street Roslyn

Signature

Name: STEFANI PORTER

Address: 81 ERMINE LOOP
CLE ELUM, WA 98922

Email: BRENDONNSTEF@GMAIL.COM

Phone: (509) 808-6388

Date: 6-24-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Ryan Nelson

Address: 424 Broadway
S Cle Elum 98943

Email:

Phone:

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Levi Waddell

Address: 318 Cleveland St
S. Cle Elum

Email: WaddellKayla@gmail.com

Phone: _____

Date: 6-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____
Signature

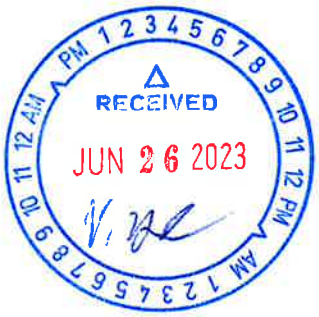
Name: Dolores Ulrich

Address: 314 Cleveland
S. Cle Elum

Email:

Phone: 8944343

Date: 6-17-23



To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Dee Ulrich

Signature

Name: Kayla Waddell

Address: 318 S Cleveland
S Cle Elum

Email: Waddell.Kayla@gmail.com

Phone:

Date: 4-17-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kayla Waddell

Signature

Name: Bailey Shira

Address: 300 Amy Marie Lane
Cle Elum 98922

Email: mith.shira@gmail.com

Phone: _____

Date: 6-17-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

_____
Signature

Name: Mitchell Shirra

Address: 300 Amy Marie Lane
Cle Elum WA

Email: mtg.shirra@

Phone:

Date: 4.17.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Jerimarie Irby

Address: 1591 Elk Heights Rd
Cle Elum WA 98922

Email: jerimarieirby@yahoo.com

Phone: 509 899 1150

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Jerimarie Irby

Signature

Name: Arlo Irby

Address: 1591 Elk Heights Rd
Cle Elum WA 98922

Email: arloirby@yahoo.com

Phone: 509-854-4127

Date: 10/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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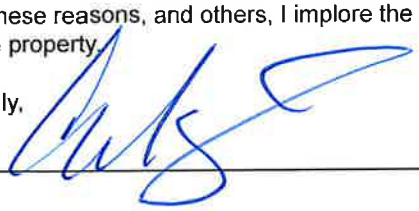

Signature

Name: Aaron Oyster Date: 6/25/2023

Address: 103 E. Pennsylvania Ave #12 Roslyn WA

Email:

Phone: (253) 347-2011

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Aaron Oyster
Signature

Name: Otto Cate

Address: PO Box 887
Roslyn, WA 98941

Email: ottocate0110@gmail.com

Phone:

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Steve Traverso
Address: 40 Praire Ln
Cle Elum, WA
Email: SSTraverso@Hotmail.com
Phone: 425-652-5500

Date: 6-25-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Nirav Balsara Date: 6/25/23

Address: _____

_____

Email: nirav_balsara@yahoo.com

Phone: 4805772322

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

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Signature

Name: JASON GRINDON

Address: 540 PEBBLE BEACH DR
CLE ELUM

Email: Jasongrindon@yahoo.com

Phone: 425-501-1465

Date: 06-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jason Grindon

Signature

Name: John McCurdy

Address: 380 PAC-AVE
RONALD WA 98940

Email: /

Phone: /

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

John McCurdy

Signature

Name: Haley Osmonovich

Address: 107 1/2 S 1st St
Roslyn WA, 98941

Email: Osmonovich21@hotmail.com

Phone: 509-592-7066

Date: 06/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kyle Hummel

Address: 220 Clearwater Loop

Email:

Phone:

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Jesse Ames

Address: 520 W 1st St.
Cle Elum, WA, 98922

Email: jessegames99@yahoo.com

Phone: N/A

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Ashlynn Ford Date: 6/20/2023

Address: 304 W 2nd St
Cle Elum WA 98922

Email: ashynnFord@hotmail.com

Phone: 509 304 0620

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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Respectfully,

Signature

Name: HEIDI STRIBLEY

Address: 2101 COAL MINE WAY
CLE ELUM, WA 98923

Email: heidistribley@gmail.com

Phone: (425) 868-5460

Date: JUNE 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Heidi S. Stribley

Signature

Name: Amy Dentel

Address: 25t Pine Glen Dr.
PO Box 174
Easton 98925

Email: AmyJean29@Gmail

Phone: 206265-1226

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Amy Dentel

Signature

Name: Harmony Phair

Address: 5911 Nelson Siding Rd
Cle Elum, WA 98922

Email: harmonyphair@gmail

Phone:

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Russ McClury

Address: 5911 Nelson Siding rd.

Email: russmcclury@yahoo.com

Phone: 206-446-3177

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: DAVID THOMPSON

Date: 6/25/23

Address: 650 WAPITI
CLE ELUM

Email: SUPERTHOMPSON@MSN.COM

Phone: 253 653 6846

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: KIM MARTONIK

Address: 200 CARILLON COVE
ROSALIA, WA 98940.

Email: Kim.martonik@gmail.com

Phone: 206-849-0095

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: MARK Willsey

Address: 503 S. 2nd
Roslyn WA 98941

Email:

Phone: 425-681-3342

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mark D Willsey

Signature

Name: Constance Uribe

Address: 2411 Hwy 970
Cle Elum, WA 98927

Email: cakegirl911@gmail.com

Phone: (509) 674-8113

Date: 06/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Constance R. Uribe

Signature

Name: Constance Uribe

Address: 2411 Hwy 970
Cle Elum, WA 98922

Email: cakegirl911@gmail.com

Phone: (509) 674-8713

Date: 06/25/23

ADDITIONAL COMMENTS:

We don't have the infrastructure for this!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Julianne Cutts

Address: 251 Meadowbrook Lane
Ellensburg, WA 98926

Email: sarah3@charter.net

Phone: 509-306-0492

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Bill Stewart

Address: 1901 White Rd
CLE ELUM

Email:

Phone: 509-201-3588

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: MARK WINWARD

Address: POBox 543
CLE ELUM, WA 98922

Email: markw.1@comcast.com

Phone: 206-310-9890

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: BARBARA PINNEY Date: 6/25/23

Address: 781 OAKMONT DR - Cle Elum

Email: bjone5503@aol.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

I am writing to provide the city with my very strong concerns about the Sun Communities 47°N proposal for the Bullfrog Flats property. The proposed manufactured home/RV community:

- Is not in character with the City of Cle Elum or the upper Kittitas Valley (a fundamental requirement of the current zoning for the property),
- Would create a new and separate private tourist resort instead of the natural extension of city neighborhoods originally envisioned by city zoning and current approvals,
- Is in its entirety a private business not a neighborhood (no lots will be created or sold, all spots will be leased, and the project will be private), wholly owned by a large out-of-state publicly traded corporation whose fiduciary duty is to its shareholders,
- Provides no significant benefits to upper valley residents and tax payers,
- Will create serious and significant impacts on roads, police, fire, schools, emergency services, hospitals, and other public services that can't (or won't) be fully mitigated by the developer, and therefore,
- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for, essentially a subsidy for a private business,
- Denial of the Sun Communities proposal would not take away or reduce underlying property rights. The original underlying zoning approval would still allow development of this site, just not as a private resort/manufactured home community.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Diane Winward / Diane Winward (name)

PO Box 543 Cle Elum WA 98922 (address)

6/15

Name: Erin Krekling

Address: PO Box 683

Email: ekrekling78@gmail.com

Phone: 509-260-0968

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

~~Please do not allow this~~ (EK) 6/25/23

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: JEFF KREKLING Date: 6/25/23

Address: 505 S A ST
ROSLYN WA 98941

Email: jkrekling73@gmail.com

Phone: 206-276-3977

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Sara Sahlinger
Address: 530 Hugh Banks Road
Cle Elum, WA 98922
Email: sara1213@gmail.com
Phone: 509-304-8800

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: SAM SAHLINGER
Address: 530 HUGH BANKS RD
CLE ELUM, WA, 98922
Email: SAMMYSAHLINGER@GMAIL.COM
Phone: 425 760 3453

Date: 6/25/2023

RECEIVED
JUN 26 2023
V. H

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Catherine Walker

Address: 307 E Washington
Roslyn, WA 98941

Email: Walker_Catherine@comcast.net

Phone: 206-769-6004

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully, Catherine L Walker

Signature

Name: Mike Wallinger

Address: 6710 Thorp Prairie
Cle Elum, WA 98922

Email: mikewallinger1@gmail.com

Phone: 425-606-0174

Date: 6-25-23

mikew@pattersonlandscaping.com

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Bryce Boghotian

Address: 8710 thorp prairie rd cle elum WA 98922

Email: BryceBoghotian@gmail.com

Phone: 425-531-6815

Date: 6-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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To the City of Cle Elum: Mayor, City Council Members, Planning Department

Re: 47 Degrees North Major Amendment Proposal

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Rob Sole (name)

1030 Pinnacle Lane Cle Elum Wa. 98922 (address)

6/25/23

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Cindy L Sole (name)

P.O. Box 183 Cle Elum, WA (address)

6/25/23

Name: Patricia G Sims

Address: 3922 SW Kenyon St
Seattle Wa 98136-2331

Email: pgsims@comcast.net

Phone: 206 795 3904

Date: 6-22-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Patricia G Sims

Signature

Name: GARY SIMS

Address: 3922 S.W. KENYON
SEATTLE WA. 98136

Email: WGSCO@COMCAST.NET

Phone: 206 919 1001

Date: 6-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Trevor Gilbert

Address: 603 N. A. Street
Roslyn WA 98941

Email:

Phone:

Date: 6/18/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

This will change the whole area and life as we know it.

Sun Communities is a for profit company and has a history of bad business practices.

Please do not let this happen to our Couminity.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Todd & Maria Pettit Date: June 23, 2023

Address: 251 Sothern Star Lane, Cle Elum WA 98922

Email: maria@bellisshomes.com

Phone: 253-332-5125

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Todd Pettit

Maria Pettit

Name: Yongen Longmeier
Address: 51 Columbine Court
Cle Elum, WA 98922
Email: YLongmeier@gmail.com
Phone: 206-832-3525

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Yongen Longmeier

Signature

Name: Sue and Larry Calkins

Address: 1990 Ruby King Loop, Cle Elum WA 98922

Email: larandsuetwo@outlook.com

Phone: 206-953-5821

Date: June 21, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Edward Rancourt

Date: 6-19-23

Address: 540 BUENA VIEW RD
Cle Elum, WA 98922

Email: ejrancourt@gmail.com

Phone: 360-672-0167

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Julie Rancourt
Address: 540 Buena View Rd
Cle Elum, WA 98922
Email: enjrancourt@gmail.com
Phone: 360-672-0642

Date: 6-19-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Julie Rancourt
Signature

Name: Mark Howell

Address: 17840 Manastash Rd
Ellensburg, Wa. 98926

Email: slobbercat.m@gmail.com

Phone: 509-707-3223

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mark L Howell

Signature

Name: Kelli Lewis
Address: 17840 Manastash Rd
Ellensburg, Wa. 98926
Email: slobbercat.m@gmail.com
Phone: 509-707-8472

Date: 6-21-23

To: City of Cle Elum - Mayor, City Council members, Planning Department, 119 West First Street, Cle Elum, WA 98922

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Respectfully,

Kelli Lewis

Signature

Name: Sue and Larry Calkins

Address: 1990 Ruby King Loop, Cle Elum WA 98922

Email: larandsuetwo@outlook.com

Phone: 206-953-5821

Date: June 21, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
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Respectfully,

Signature

350 Saddle Ridge Loop
Cle Elum, WA 98922

Name: Barbara Smith

Address: 211 Adobe Rd
Cle Elum, WA 98922

Email: barbrasmith@ychoo.com

Phone: 509-674-6805

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation who's fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer, and,

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Barbara Smith

Signature

Name: Ronald Smith

Address: 211 ADOBE RD
Cle Elum, WA 98922

Email: barbronsmith@yahoo.com

Phone: 509-674-6809

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ronald A Smith

Signature

Name: Paul H. O'Neill

Address: 380 Sage Rd.
Ellensburg WA, 98926

Email: poneill5775@gmail.com

Phone: 206 719 6685

Date: 6-22-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Paul H. O'Neill

Signature

Name: Jodi Charlton

Address: 120 Tamarack DR
Ronald, WA 98940

Email:

Phone: 206-595-4086

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Jodi Charlton

Signature

Name: Wick Charlton

Address: 120 Tamarack DR
Ronald, WA 98940

Email:

Phone: 206-491-7775

Date: 6/21/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: KIM O'NEILL

Date: 6-21-2023

Address: 380 SAGE RD.
ELLENSBURG, WA 98926

Email: koneill76@frontier.com

Phone: 206-715-5295

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Carol Baxter

Address: 311 W. Utah Ave
Roslyn, WA 98941

Email:

Phone: /

Date: 6/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Carol Baxter

Signature

Name: Carol Baxter

Address: 311 W. Utah Ave
Roslyn, WA 98941

Date: 6/22/2023

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by ~~May 31st~~ 6/26

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~May~~ 6/26 **31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Aidan Ybarra

Address: PO Box 583
S. Cle Elum WA 98943

Email:

Phone:

Date: 6/26/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Aidan Ybarra

Signature

Name: Adam Ybarra

Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

As a professional firefighter and volunteer first responder for multiple agencies in upper County, our emergency response system cannot handle this development. Putting this type of property in city limits will overtax our already strained system, endangering the lives and property of Cle Elum's current residences and anyone passing through.

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: John Perugini Date: 06/25/2023

Address: 111 Rinky Dink Lane

Cle Elum, WA 98922

Email: jpperugini@hotmail.com

Phone: 206-948-2292

To: City of Cle Elum – Honorable Mayor, City Council members and Planning Department, 119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my **VERY STRONG** opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- I have attended many City Council meetings over the past year and a half and have additionally made public comments on these, at a least one meeting voicing my opposition and concerns.
  I will forgo an exhaustive list of those concerns as they have been enumerated by many citizens, in the form of letters, emails and public comments, and wish to be recognized as standing by these as well.
  I include some of my biggest concerns here:

  1. Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

  2. It will not create sufficient tax revenue to cover the city's cost to serve it (as members of the council believe it will). Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

  3. Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

  4. Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

  5. Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place Wrong Size.
     Additionally, 500-600+ short term RV spots are beyond catastrophic to the environment and culture of the Upper Kittitas County!

  6. Provides no significant benefits to city or UKC residents, **but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services** that can't be (or won't be) fully mitigated by the developer, and,

  7. Will create **extensive traffic congestion and gridlock** conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

  8. Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with the city's current rules, regulations, and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, not just as a private resort/manufactured home community/retail center.

For all these reasons, and others, I **implore the City** to **PLEASE DENY** this proposed major amendment and consider retaining the current approved land use for the property.

Respectfully,

Signature 06/25/2023

Name: Ronald Montgomery

Address: 1080 Masterson Road
Cle Elum WA 98922

Email:

Phone:

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature Ronald Montgomery

Name: Rebecca Montgomery
Address: 1080 Masterson Road
Cle Elum WA 98922
Email: montgomeryrebecca51@gmail.com
Phone: 509-674-1138

Date: June 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Rebecca Montgomery
Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

Please see accompanying letter.

SEND LETTERS TO:

Emailed comments must go to: **planning@cleelum.gov** by ~~May 31st~~ 6/26

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by ~~May 31~~ 6/26 **to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Julene Pague

Address: 4583 Airport Rd.
Cle Elum Wa 98922

Email:

Phone: 509 304 8462

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Julene A Pague

Signature

Name: Greg Pague
Address: 4583 Airport Rd
Cle Elum
Email: gregpague@gmail.com
Phone: 509-304-8463

Date: 6/26/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature Greg Pague

Name: Greg Pague

Address: 4583 Airport Rd
Cle Elum

Email: gregpague@gmail.com

Phone: 509-304-8463

Date: 6/30/2023

ADDITIONAL COMMENTS:

NO, NO, NO, and NO! Traffic is horrible. Roads are terrible. Let alone the alleys. Fix what you got First. And I don't mean that BS on First St. You should've just put in jersey barriers @ both ends of town and have no vehicle traffic. US locals are basically prisoners of the out-of-towners. Can't go to town Thursday – Monday. And then the businesses close on Monday + Tuesday after being overwhelmed on the weekends so you're SOL

SEND LETTERS TO:

Emailed comments must go to: **planning@cleelum.gov** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

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Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Hailey Say

Address: 300 W Nevada Ave
Roslyn WA

Email: Hailey.saylu@gmail.com

Phone: 509-899-3049

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Mike Loop

Address: 704 Cleveland Avenue
South Cle Elum, WA 98943

Email: michael.powers.loop@gmail.com

Phone:

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mike P. Loop

Signature

Name: Michael R. Town

Address: ~~[redacted]~~ PO Box 3
S. Cle Elum, WA. 98943

Email:

Phone:

Date: 6-24-2023

RECEIVED
JUN 26 2023

824 Hunkick Drive
Cle Elum, WA 9892
Physical address

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Michael R Town
Signature

Michael R Town

Name: Michael Stinson

Address: 6742 Nelson Siding Rd
Cle Elum Wa 98922

Email:

Phone: 206 291-7710

Date: 6-20-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Bill Barr
Address: 309 North A Street
Roslyn, WA 98941
Email:
Phone: 509-649-5392

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Bill Barr

Signature

Name: Diane Barr

Address: 309 North A Street
Roslyn, WA 98941

Email:

Phone: 509-649-5392

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Diane Barr
Signature

This will be a disaster for the entire Area!

Name: Lynda Lien

Address: 802 E 3rd

Email: llien127@gmail.com

Phone: 360/926-4166

Date: 6-20-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Lynda Lien

Signature

Name: Corrie Murray

Address: 920 airport Rd. Cle Elum WA 98922

Email: corriemurray1984@gmail.com

Phone: 206.696.0194

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

_____

Signature

Name: Mike Parson

Address: 171 Pine Duff Drive 98922
Cle Elum, WA

Email: Mikeapsea@Hotmail.com

Phone: 206-214-6074

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Amy Parson
Address: 171 Pine Duff Dr.
Cle Elum WA 98922
Email: Charliebdun1@yahoo.com
Phone: 206-214-6016

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Amy Parson

Signature

Name: Terri Tobin

Address: 31 Beaver Ln
Cle Elum 98922

Email: terri72@icloud.com

Phone: _____

Date: 6/23/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Terri Tobin

Signature

Name: Gary Muskett

Address: 560 Bakers Rd
PO Box 237
Ronald, WA 98940

Email: Gary Fruhling@Gmail.com

Phone: 509 904 6524

Date: _____

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Megan Whittaker
Address: 930 Powerline Rd
Cle Elum WA 98922
Email: m1garver@hotmail.com
Phone: 360 v. 239-0136

Date: 6/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Megan Whittaker

Signature

Name: Ronald Stordahl

Address: 3914 SW Andover
Seattle Wa 98116

Email:

Phone:

Date: 6/21/23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Ronald Stordahl

Signature

Name: Rick Hoffenber

Address: 5084 Westside Rd
Cle Elum, WA 98922

Email: RHoffenber@gmail.com

Phone: [redacted]

Date: 6/22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: DEBI HOFFERBER
Address: 5084 WESTSIDE Rd
CLE ELUM, WA
Email: debihofferber@gmail.com
Phone:

Date: June 22/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Debi Hofferber

Signature

Name: DEBI HOFFERBER

Address: 5084 WESTSIDE RD
CLE ELUM, WA

Email:

Phone:

Date: JUNE 22/23

ADDITIONAL COMMENTS:

HOW MANY TIMES DO THE PEOPLE OF CLE ELUM HAVE TO SAY NO?! GET LOST!

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Jessica Dickason

Address: 118 1st Suite A
Cle Elum, WA 98922

Email: jdickason3@gmail.com

Phone: 206-747-3495

Date: 6/24/2023

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Chris Lucurell

Address: 13491 Manastash Rd
Ellensburg WA 98926

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Name: Drew Lucurell
Address: 13491 Manastash Rd
Ellensburg WA 98926
Email: drew@lucurell.com
Phone: 206-915-7056

Date: 6/24/23

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Signature

Name: Kate Grindon

Address: 540 Pebble Beach DR.
Cle Elum, WA

Email: KateGrindon@gmail.com

Phone: 206-245-5789

Date: 5/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: KAY BLAHOWIAK
Address: 143 LAVA LANE
RONALD, WA
Email: Kay.blahowiak@earthlink.net
Phone: 425 761 6187

Date: 6/25/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

K Blahowiak

Signature

Name: Julianne Cleary

Address: PO Box 786
Roslyn WA 98941

Email: Northlaker@hushmail.com

Phone: 253 740 9155

Date: 6-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Julianne M Cleary

Signature

Name: Sue Kemp Date: 6-25-23

Address: 1590 Casassa Rd

Email: cliffandsuek@gmail.com

Phone: 425-770-8209

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Sue Kemp

Signature

Name: CLIFF KEMP

Address: 1590 CASSASA RD
CLE. ELUM. WA 98922

Email: CLIFFANDSUSK@GMAIL.COM

Phone: 425-444 9922

Date: 6-25-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: Debra Christensen

Address: P.O. Box 1454
Ronald, WA. 98940

Email: debmikeCH@comcast.net

Phone: 509-649-5380

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Debra Christensen
Signature

Name: P.K. Breckenridge

Address: 1241 Coal Mine Way
Cle Elum, WA 98921

Email: pamelabreck@gmail.com

Phone: 206 972 0802

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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P.K. Breckenridge

Signature

Name: R.C. BRECKENRIDGE

Address: 1241 COAL MINE WAY
CLE ELUM, WA 98922

Email: cpircb@aol.com

Phone: 206 972 1090

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Tyrrell

Address: 41 Firestone Ct
Cle Elum 98922

Email: Waynan69@comcast.net

Phone:

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Nancy Tyrrell
Signature

Name: Lucas Dentel

Address: 251 Pine Glen Dr
Easton, WA 98925

Email: lucasdentel@gmail.com

Phone: 360-440-6204

Date: 6/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Michael Whitfield

Date: 6-25-23

Address: 731 Oakmont Dr
Cle Elum, WA 98922

Email: Michael51264@Yahoo.com

Phone: 206 963 3638

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Max Bednarski, Bednarski Date: 6/21/23

Address: 23 Grange Springs Rd
Cle Elum, WA 98922

Email: Max_bednarski@att.net

Phone: 630 649 3299

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Melisa Coleman

Address: 809 W 2nd St
Cle Elum, WA 98922

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Melisa Coleman

Signature

Name: Michaela Hanson

Address: 1416 Brandon Ct NE
Olympia, WA 98506

Email:

Phone:

Date: 6-26-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Christine Pearson

Address: 17108 Ambaum Blvd S
Burien WA 98148

Email: _____

Phone: _____

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Christine Pearson
Signature

Name: Ryan Pawlson

Address: 17108 Ambaum Blvd S
Burien WA 98148

Email:

Phone:

Date: 6/26/23

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119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Emily Taylor

Address: 70 Kingston ct
Cle Elum WA 98922

Email: Emilyllitay@icloud.com

Phone: 425-970-2497

Date: 6/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Emily Taylor

Signature

Name: Jamie Taylor

Address: 70 Kingston Ct
Cle Elum WA 98922

Email: jamiemarietaylor@gmail.com

Phone: (206) 919 2155

Date: 6/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Jamie Taylor

Signature

Name: Saul Rizo-Macias

Address: 618 Lincoln Ave
S. Cle Elum WA 98943

Email: saulrizo15@gmail.com

Phone: 509-856-[redacted]4367

Date: 06/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Saul Rizo-Macias

Signature

Name: Joshua Taylor

Address: 70 Kingston Ct
Cle Elum WA 98922

Email: joshuataylor1972@gmail.com

Phone: (206) 550-9699

Date: 6/22/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: John Sheridan

Address: 305 N. Wright Ave.
Cle Elum, WA 98922

Email: /

Phone:

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

John M. Sheridan

Signature

Name: John Sheridan

Address: 305 N. Wright Ave
Cle Elum, WA 98922

Email:

Phone:

Date: 6/26/23

ADDITIONAL COMMENTS:

In addition to reasons stated here as a united community, the entire character of greater Cle Elum would be forever altered, and not in the good, if "47 Degrees North" goes forward.

Thank you for listening, and we trust you have heard concerns raised to boldly reject "47 Degrees North."

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: JEFFREYANNE SHERIDAN

Address: 305 N. WRIGHT AVE. #305
CLE ELUM, WA 98922

Email: /

Phone: /

Date: JUNE 25, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: JEFFREYANNE SHERIDAN

Date: JUNE 25, 2023

Address: 305 N. WRIGHT AVE, #305
CLE ELUM, WA 98922

Email: JEFFREYANNES@HOTMAIL.COM

Phone: 425-445-8083

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: RICHARD L ALEXANDER

Address: 202 E 3RD ST #203
CLE ELUM, WA. 98922

Email: RICHARD_ALEXANDER1962@HOTMAIL.COM

Phone: 509-260-1575

Date: 6-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Richard L Alexander

Signature

Name: Kathleen Woods

Address: P. O. Box 493
S. Cle Elum, WA 98943

Email:

Phone: 206 794-4825

Date: June 14, 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Kathleen Woods

Signature

Name: ~~[redacted]~~ Tami Drake (Drake) Date: 6-26-23

Address: 571 Richards Rd
Cle Elum, WA 98922

Email: TTBridges91a6gmail.com

Phone:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Tami Drake

Signature

Name: (Shawn) Shawn Drake

Address: 571 Richards Rd
Cle Elum

Email: SDRAKE@DRAKEELECTRICINC.com

Phone: 425-345-3768

Date: 6.26.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Marcus Graham

Address: Cle Elum Ranger Station

Email: mgraham631@gmail.com

Phone: 540-760-6867

Date: 06/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: John Odiaga

Address: 1209 E 2nd St
Cle Elum

Email:

Phone:

Date: 6-25-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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John Odiaga
Signature

Name: Lourdes Odiaga

Address: 1209 E 3rd st
Cle Elum

Email: /

Phone: /

Date: 6.25.23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Lourdes L. Odiaga
Signature

Name: Christopher Berline (Berline) Date: 6-25-23

Address: 711 Rosyln Pl
Cle Elum

Email:

Phone:

RECEIVED
JUN 26 2023
V.

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Christopher Berline
Signature

Name: Christopher Berline

Date: 6-25-23

Address: 711 Roslyn Pl.
Cle Elum

Email:

Phone: 509.364.5205

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
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Ken Ratliff - kratliff@cleelum.gov

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Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Ashley Berlin (Berline) Date: 6 25 23

Address: 711 Rosyln Pl
Cle Elum

Email: /

Phone: /

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

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- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Ashley Burling

Address: 711 Rosyln Pl.
Cle Elum

Email:

Phone: 5093048375

Date: 6-25-23

ADDITIONAL COMMENTS:

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Michael Stuart

Address: 483 / 31st Ave NE
Seattle WA 98115

Email:

Phone:

Date: 6-26-23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Michael Stuart

Signature

Name: ALEX TERZIEFF

Address: 9511 NAHAHUM CYN. RD. CASHMERE, WA. 98815

Email: _____

Phone: _____

Date: 6/26/2023

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Alex Terzieff

Signature

Name: E Gianferrar.

Address: 9511 Nahahum CYN PD
CASHMERE WA 98815

Email:

Phone:

Date: 26/6/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: James Sattler

Address: James Sattler 49@gmail
903 E 3rd St
Cle Elum, WA

Email:

Phone: 509-899-6526

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Joni Messling

Address: 636 Trailside Dr.
Cle Elum, WA 98922

Email: strykerjo3@comcast.net

Phone: 253-740-7725

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Joni R Messling

Signature

Name: Teddy McBay

Address: 601 No Fairfax St
Alexandria Va. 22314

Email: McBayAssociates@yahoo.com

Phone:

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Bryan Bland

Address: 415 Cothage Ave
Cle Elum WA

Email: Bryanbland42@Gmail.com

Phone: 206-276-0991

Date: 6-26-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Signature

Name: M C Henderson Date: 6-26-23

Address: PO Box 76

Cle Elum 98922

Email: _____

Phone: _____

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Signature

Name: Marcel Dolak

Address: 1230 Coal Mine Way
Cle Elum WA 98922

Email: mdolak1@hotmail.com

Phone: 425-466-5870

Date: 6/26/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Ce Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement and zoning for the property.
- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Kaitlin Dolak Date: 6-26-23

Address: 1230 Coal Mine Way
Cle Elum, WA 98922

Email: Ktisle@hotmail.com

Phone: 360 201 7846

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Kaitlin Dolak

Signature

Name: TERRY JERKE

Date: 6-26-2023

Address: 7432 LOWER PEOH PT RD

Email: tJSRANCH@Q.com

Phone: 4258644864

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: MICK SANTA

Address: 1093 BIG CREEK RD
CLE ELUM WA 98922

Email: MICKSANTA@OUTLOOK.COM

Phone: 425-985-1282

Date: 6-22-23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

M C Santa

Signature

Name: Mary Senko

Date: 6/26/23

Address: 3916 - 80th ave. W.
University Place, WA 98466

Email: marysenko57@gmail.com

Phone: 425-330-1770
Washington State Resident

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Mary A. Senko

Signature

Name: Michael Senko Date: 6-26-23

Address: 3916 80th Ave W
University Place, WA 98466

Email: mercedesman1981@gmail.com

Phone: 425-238-0017

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Heather Trokey

Address: 323 Madison South Cle Elum 98943

Email:

Phone:

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: _____ Date: _____

Address: _____

_____

Email: _____

Phone: _____

ADDITIONAL COMMENTS:

disabled hence initials as signature
JChristman

SEND LETTERS TO:

Emailed comments must go to: **planning@~~cityof~~cleelum.~~com~~.gov** by May 31st

Put "**47 Degrees North"** in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: MayBritt Mead

Address: 508 E 1st Street
Cle Elum WA 98922

Email:

Phone: /

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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MayBritt Mead

Signature

Name: Ron Wayne

Address: 508 1st E
Cle Elum WA 98922

Email:

Phone: /

Date: 6/24/2023

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Respectfully,

Ronald E. Wayne

Signature

Name: David Dibb

Address: 121 Steptoe Drive #855
Cle Elum, WA 98922

Email:

Phone:

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

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- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

David C Dibb

Signature

Name: David Dibb

Address: 121 Steptoe Dr #855
Cle Elum, WA 98922

Date: 6-23-23

Email:

Phone:

ADDITIONAL COMMENTS:

Please consider the impact of this development on our local infrastructure!

SEND LETTERS TO:

Emailed comments must go to: **planning@cityofcleelum.com** by May 31st

Put "**47 Degrees North**" in the subject line of your email or letter and your name and address at the top.
You should copy the Mayor and City Council members with your emailed comments at the addresses below:

Jay McGowan (Mayor) - jmcgowan@cleelum.gov

John Glondo - jglondo@cleelum.gov

Ken Ratliff - kratliff@cleelum.gov

Beth Williams – bwilliams@cleelum.gov

Siw Bay-Hansen – sbayhansen@cleelum.gov

Steven Harper – sharper@cleelum.gov

Mathew Lundh – mlundh@cleelum.gov

Sarah Lackey – slackey@cleelum.gov

If you prefer to mail, letters must be postmarked by **May 31 to:** City of Cle Elum, **Attention: Planning Department / 47 Degrees North**, 119 West First Street, Cle Elum, WA 98922

Name: Debbie Dibb

Address: 121 Steptoe Drive #855
Cle Elum, WA 98922

Email:

Phone:

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Address: 121 Steptoe Drive #855
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Unless you plan to help improve our local infrastructure please consider the effect of this development on our tiny community

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Name: Rick Byrns

Address: 340 Wagon Wheel Rd.
Cle Elum WA 98922

Email: /

Phone:

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Dan Switz

Address: 20 Wildwood Loop
Ellensburg, WA. 98926

Email:

Phone:

Date:

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Signature

Name: KEVIN DALE

Address: 550 Rodeo Rd.
Cle Elum WA 98922

Email:

Phone:

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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Signature

Name: Casey Johnson

Address: 951 Mellergaard Rd Ellensburg, WA 98926

Email:

Phone:

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Casey B. Johnson

Signature

Name: JENNIFER CHAVANU

Address: 1020 Denny Ave
Cle Elum, WA 98922

Email: jen.chavanu@gmail.com

Phone: 253-347-8034

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Jennifer K Chavanu
Signature

Name: LAUREN CHAVANU

Address: 1020 Denny Ave
Cle Elum WA 98922

Email: OCEANGURL2005@hotmail.com

Phone: 206-963-9647

Date: 6-24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Lauren M Chavanu

Signature

Name: Burt Okitsu

Address: 1020 Denny Ave
Cle Elum WA 98922

Email: okit2000@msn.com

Phone: 206-919-0726

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Julie Leers

Address: 80 Single Jack Ct.
Cle Elum, WA 98922

Email: jleers@hotmail.com

Phone: 425-765-0100

Date: 6/20/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Julie Leers

Signature

Name: Mike Fudge
Address: 420 Meadow Ridge Dr
Email: cpbagman@gmail.com
Phone: 509-859-1618

Date: 6-24-2023

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Dean Whitehouse

Address: 507 N 3rd Street
Roslyn WA 98941

Email:

Phone:

Date: 6-24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Josh C. Hernandez

Address: 60 Danko Road
Cle Elum, WA 98922

Email: chapo@chapohernandez.com

Phone: 425-466-6240

Date: June 23, 23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

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Respectfully,

Signature

Name: MICHAEL ALLEN, Sr

Address: 800 B Watson Cutoff Rd
Cle Elum, Wa. 98922

Email:

Phone:

Date: 6-24-2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Michael Allen Sr.
Signature

Name: Phil Miedema

Date: 6-24-23

Address: 1360 Leo Ln., Cle Elum

Email:

Phone: /

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Signature

Name: Sandra Miedema

Address: 1361 Leo Ln
Cle Elum, WA 98922

Email:

Phone:

Date: 6-24-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

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Respectfully,

Signature

Name: Elizabeth Dyer

Address: 591 Davis Rd
Cle Elum WA 98922

Email:

Phone:

Date: 6/24/23

RECEIVED
JUN 26 2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Marguerite Hayes
Address: 82 Osprey Dr.
Cle Elum, Wa. 98922
Email: marg.3255@aol.com
Phone: 425-890-3028

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature Marguerite Hayes

Name: Roger Hayes

Address: 82 Osprey DR.
Cle Elum, Wa 98922

Email: roger.hayes3255@hotmail.com

Phone: 425-394-3775

Date: 6/24/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

I am writing to inform the city of my very strong opposition to the Sun Communities 47° North proposal for the Bullfrog flats property. The proposed manufactured home / RV community:

- Is in clear violation of the vision for the property adopted by the city and presented to the public as a condition for annexing Bullfrog Flats into the city. It's not in character with the City of Cle Elum and does not comply with fundamental requirements of the city's comprehensive plan, the development agreement, or zoning for the property.

- Instead of traditional neighborhoods that were planned to be connected to and a natural extension of the city, supporting the rest of the city, 47 Degrees North would create a private for-profit community and tourist resort with gates, private roads and utilities which will be separated from the rest of the city. It will create a private city within a city, forever.

- Fiscal studies of 47 Degrees North show that it will not create sufficient tax revenue to cover the city's cost to serve it. Unless the developer agrees to financially cover the substantial deficits, forever, existing city taxpayers will be required to subsidize Sun's development and taxes will go up.

- Sun's 47 Degrees North will be in its entirety a private business not a natural neighborhood (no lots sold, all spots leased), wholly owned by a massive out-of-state publicly traded corporation whose fiduciary duty is to its shareholders, not city taxpayers. Any subsidies of the project would be a gift of public funds to a private entity.

- Is not housing as contemplated for the Bullfrog UGA. It will displace half of the actual housing planned for the area and replace it with a private park designed as a transient playground.

- Will be the largest manufactured home/RV park on the West Coast and will double the population of Cle Elum. Parks of this magnitude have no place in a town as small as Cle Elum. Wrong Place, Wrong Size.

- Sun has eliminated the industrial park component of the approved plan and is proposing a major new retail center to the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. The retail center is in direct conflict with the city's comprehensive plan which states that the Bullfrog Flats Master Plan…."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.

- Provides no significant benefits to city or UKC residents, but creates serious and significant impacts on roads, police, fire, schools, emergency services, hospitals and other public services that can't be (or won't be) fully mitigated by the developer.

- Will create extensive traffic congestion and gridlock conditions and an overall reduction in levels of service of upper county services which will require public expenditures and increased upper county taxes to pay for. Any such increase in taxes will effectively translate to a subsidy for a private business,

- Denial of 47 Degrees North will not take away or reduce underlying property rights. It will simply require Sun Communities to comply with city's current rules, regulations and comprehensive plan for the property. The original underlying zoning approval and development agreement already allows development of this site, just not as a private resort/manufactured home community/retail center.

For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Roger L Hayes

Signature

Name: Ann Hagga Date: 6-23-23

Address: 120 SKy Meadows Drive
Cle Elum, WA 98922

Email: ann-hagga@valpak.com (unsolicited)

Phone: 206 229-5307

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Bryan Thomson

Address: 563 Hawk Haven Rd
Cle Elum, WA 98922

Email:

Phone: /

Date: 6/23/23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Signature

Name: Cindy Thomson

Address: 563 Hawk Haven Rd
Cle Elum, WA 98922

Email:

Phone:

Date: 6-23-23

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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Respectfully,

Cindy Thomson

Name: Kevin Gustafson
Address: 60 Danko Rd
CLE ELUM, WA 98922
Email: kvross30@gmail.com
Phone: 206-919-0259

Date: 6/24/2023

To: City of Cle Elum - Mayor, City Council members, Planning Department
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Signature

Name: Rylie Foust

Address: 308 W 4th
Cle Elum, WA

Email:

Phone: 253-691-7819

Date: 06/25/23

To: City of Cle Elum - Mayor, City Council members, Planning Department,
119 West First Street, Cle Elum, WA 98922

Re: 47 Degrees North Major Amendment proposal

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- Sun has proposed a major new retail center in the project which would compete with existing city businesses and will seriously damage Cle Elum's downtown, which the city has invested millions of dollars to reinvigorate. This is totally opposite of the city's comprehensive plan which states that the Bullfrog Flats Master Plan...."is intended to elevate the DTC (downtown core) as the primary retail and activity nexus for Cle Elum". Current rules for the Bullfrog Flats property prohibit a retail center on the property.
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For all of these reasons, and others, I implore the City to **DENY** this proposed major amendment and retain the current approved land use for the property.

Respectfully,

Rylie for Foust

Signature

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: EL CAPORAL
Place of Business

Address: 105 W First st. Cle Elum

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

I am also requesting that the City initiate a new Environmental Impact Review that studies and compares the impact of the 47 Degrees North Retail against the backdrop of the current retail that exists within the Downtown Core.

I represent the aforementioned business that is located within the Cle Elum Downtown Core. Cle Elum has had a decades long policy of supporting the Downtown Core and the Downtown Master Plan by prohibiting retail on the Bullfrog Flats Property, specifically so that it won't compete with Downtown businesses. The City's Comprehensive Plan, Pre-Annexation Agreement, Subarea Plan, and the Development Agreement all specifically and excruciatingly exclude retail from the Bullfrog Flats Property, so as to maintain and enhance the existing retail core of the City of Cle Elum.

Any retail development created within the Bullfrog Flats Property will certainly have the effect of diverting customers and revenues. Excess storefront capacity currently and historically exists within our Downtown Core. Efforts to revitalize our City need to focus on building up the Old Town portion of Cle Elum rather than breaking it apart and effectively allocating 50% of the City's retail space to what would be the largest landlord in the county.

Signed:

Date: 05-22-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cle Elum Automotive
Place of Business

Address: 214 W Railroad st Cle Elum, WA. 98922

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Signed: [signature]

Date: 5-22-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Nola Riley Agency
Place of Business

Address: 114 W. 1st St Suite C Cle Elum WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Nola Riley

Date: 5/22/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Pioneer Coffee Roasting Co
Place of Business

Address: 121 N Pennsylvania Ave
Cle Elum wa 98922

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Signed: [signature]

Date: 5/22/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Keg Cellar Tavern
Place of Business

Address: 117 N. Pennsylvania Ave Cle Elum

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Signed: [signature]

Date: 5/22/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: COTTAGE CAFE
Place of Business

Address: 911 E. 1st St

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Signed: Ben Hollie

Date: 5-30-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Storey's Service Station, LLC
Place of Business

Address: 1310 East 1st Street Cle Elum, WA 98922

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Signed: [signature]

Date: 6-9-2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Motortoys Rentals & Tours
Place of Business

Address: 1313 Sparksy Way Cle Elum, wa 98922

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Signed: David Bowman

Date: 6/9/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: The Spot Trailers
Place of Business

Address: 1317 Airport Rd Cle Elum, WA 98922

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Signed: Kim Bates

Date: 10-9-2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: MAC-A-BEE LLC
Place of Business

Address: 71 AIRPORT Rd Cle Elum, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Amber Branch

Date: 6-9-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Wapiti Office
Place of Business

Address: 1015 E 2nd St. Ste 2, Cle Elum WA 98922

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Signed: [signature]

Date: June 9, 2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Troutwater Fly Shop
Place of Business

Address: 113 East First Street

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: [signature]

Date: June 6 2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: HCE
Place of Business

Address: 120 wits end dr. Cle elum WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: [signature]

Date: 06/09/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Upside down Wine
Place of Business

Address: 205 E 1st St. Cle Elum, WA

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Britt Passe

Date: 05/28/2023

Dantzler Investments LLC
110 E 2nd Street
Cle Elum, WA 98922

June 1, 2023

To:
City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal. I am also requesting that the City initiate a new Environmental Impact Review that studies and compares the impact of the 47 Degrees North Retail against the backdrop of the current retail that exists within the Downtown Core.

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Sincerely,

Jeffrey Dantzler
Land owner
Commercial Office Building at corner of 2nd Street and Harris Ave

COMTRONIC SYSTEMS
110 E. 2nd Street | Cle Elum, WA 98922
P: 800.414.2814 | F: 509.674.2383
www.debtmaster.com

June 1, 2023

City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal. I am also requesting that the City initiate a new Environmental Impact Review that studies and compares the impact of the 47 Degrees North Retail against the backdrop of the current retail that exists within the Downtown Core.

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Sincerely,

Jeffrey Dantzler

Company President

RECEIVED
JUN 14 2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Salon 2120
Place of Business

Address: 117 W 1st Cle Elum, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Marilyn Frost

Date: May 30 2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Tuckaway Antiques & Collectibles
Place of Business

Address: 215 E. 1st Street Cle Elum WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Faith VanDelle by Penelope Woodell

Date: May 30, 2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Owens Meats
Place of Business

Address: 502 E. 1st Cle Elum, Wa. 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Don Owens

Date: 5-26-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Northwest Physical Therapy
Place of Business

Address: 112 West Railroad Cle Elum WA

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed:

Date: 5/26/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Thorlakson Chiropractic, LLC
Place of Business

Address: 202 W 1st St, Cle Elum WA 98922

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Signed: Erin Thorlakson

Date: 5/25/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Mountain Auto Parts
Place of Business

Address: 104 west Railroad Street

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Signed:

Date: 5-26-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Ros-Elum Services, LLC
Place of Business

Address: 202 W. 1st St. Suite #7 PO Box 147
Cle Elum WA 98922

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Signed: Jennifer Hyatt

Date: 5/26/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Mtn. Farm Wishes
Place of Business

Address: 430 Pease Rd

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Signed:

Date: 5/26/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Rancourt Radiance LLC.
Place of Business

Address: 118 E. 1st St. Cle Elum, WA 98922

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Signed: _____

Date: 5/26/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Hair Affair + Co.
Place of Business

Address: 119 E 1st St. Cle Elum WA 98922

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Signed:

Date: 5/26/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: 509 Bake House
Place of Business

Address: 207 E 1st St, Cle Elum

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Signed: [signature]

Date: 5/26/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cle Elum Farm & Home
Place of Business

Address: 100 W 1st ST. Cle Elum

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Signed: [signature]

Date: 5-25-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: East Cascade Chiropractic
Place of Business

Address: 202 W 1st St #1 Cle Elum, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: _____

Date: 5/25/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Elum Nails
Place of Business

Address: 202 W 1st St Cle Elum WA 98922

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Signed: _____

Date: 5/29/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cle Elum pharmacy
Place of Business

Address: 115 W 1ST STE ELUM, WA 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

I am also requesting that the City initiate a new Environmental Impact Review that studies and compares the impact of the 47 Degrees North Retail against the backdrop of the current retail that exists within the Downtown Core.

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Signed: M. Senien

Date: 05/25/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Attic Treasures Thrift Store
Place of Business

Address: 204 W 1st St. Cle Elum WA 98922

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Signed: _____

Date: 5-25-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Talerico's Hair Design
Place of Business

Address: 212 Billing Ave, Cle Elum

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Signed: [signature]

Date: 5/25/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cle Elum Dental Clinic
Place of Business

Address: 206 W 1st St, Cle Elum, WA 98922

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Signed:

Date: 5/25/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Mountain Elegance Furniture
Place of Business

Address: 209 East 1st Street Cle Elum, WA 98922

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Signed: [signature]

Date: 5-25-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Ruby's
Place of Business

Address: 116 E 1st St

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Signed: Ruby Owners

Date: 5/25/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Gemini Fish Market
Place of Business

Address: 425 E. 1st St Cle Elum, WA 98922

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Signed: _____

Date: 5/23/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Black Sheep Home Goods
Place of Business

Address: 211 E. First St. Cle Elum, WA 98922

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Signed: _____

Date: 5/23/16

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: HAWK AMERICAN OUTDOORS
Place of Business

Address: 108 E 1st ST, CLE ELUM WA 98922

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Signed: _____

Date: 05-23-2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: PIONEER BEVERAGE INC.
Place of Business

Address: 111 EAST RAILROAD ST.

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: _____

Date: 5-23-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Basecamp Outfitters
Place of Business

Address: 208 E First St, Cle Elum, WA 98922

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Signed: Guadalupe Saldana (store manager)

Date: May 23, 2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Glondo's Sausage Co.
Place of Business

Address: 1216 E. 1st St. Cle Elum, WA. 98922

I am writing to inform the City of Cle Elum of my very strong opposition to the Retail Component of the Sun Communities 47 Degrees North Proposal.

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Signed: Randene Glondo

Date: 5/23/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Ash & Pine
Place of Business

Address: 213 E 1st St, Cle Elum, WA 98922

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Signed: [signature]

Date: 5-23-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: BATOR LUMBER
Place of Business

Address: 920 E. 1st CLE ELUM

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Signed: Robert Bator

Date: 6-14-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cle Elum Traveler's Inn
Place of Business

Address: 1001 E 1st St.

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Signed: [signature]

Date: 6-14-2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Willette's Shell Service
Place of Business

Address: 901 E. 1st Cle Elum

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Signed: Debbie Willette

Date: 6-14-23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Orchard Restaurant
Place of Business

Address: 212 E. 1st ST Cle Elum, WA. 98922

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Signed: _____

Date: 5/27/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Banzai Teriyaki
Place of Business

Address: 219 E 1st S Cle-Elum WA 98922

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Signed: _____

Date: 5/27/2023

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cle Elum Tack T
Place of Business

Address: 311 E 1st St, Cle Elum

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Signed:

Date: 5/27/23

To: City of Cle Elum
Attention: Planning Department/47 Degrees North
119 West First Street, Cle Elum, WA 98922

From: Cavallini + Co
Place of Business

Address: 1016 E 1st Street, Cle Elum, WA 98922

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Signed: [signature]

Date: 5/27/2023