

City of Cle Elum
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City of Cle Elum, Washington
Special Use¹ Permit Extension EXT-2024-001
Sun Communities Model Home Display
April 29, 2024

Application Number/Name: Special Use Permit Extension (EXT) 2024-001 Sun Communities Model Home Display.

Date of Request: April 25, 2024

Applicant: Spencer Crabb, Director of Development, ATWELL, LLC, Two Town Square, Suite 700, Southfield, MI, 48076, on behalf of Sun Communities.

Applicant Email/Telephone Number: scrabb@atwell-group.com, (586) 943-0003.

Parcel Number(s): 11360.

Site Location/Address: 4240 Bullfrog Road, Cle Elum, WA 98922.

Project Description: Sun Communities is seeking to extend a special use permit authorization granted in April 2021 that permits the display of five model homes on property leased from New Suncadia. Originally, Sun Communities was allowed a two-year period from the first building permit issued on May 5th, 2021, with the possibility of a one-year extension at the city's discretion, which was applied for and approved on June 30, 2023 (SUP 23-001). Now, Sun Communities is requesting an additional eight-month extension from the approval referenced in SUP 23-001. The original approval allowed for a two-year special use permit, and the subsequent approval did not limit the opportunity for further extension, as allowed per CEMC 14.30.180 which states "Certain uses may be permitted for a specific period of time in a zoning district through the issuance of a special use permit."

The model homes are being displayed on a 1.72-acre parcel owned by New Suncadia (Parcel 11360). This parcel is adjacent to the Cle Elum-Roslyn School District Bus Maintenance Facility, the School District Administration Building, and an undeveloped parcel owned by Inland Telephone Company. This parcel also abuts Bullfrog Road, which is classified as a Major Collector, and is accessed from a joint use driveway that is shared with the School District. Sun Communities has provided documentation that

¹ The original 2021 permit was titled a "Temporary Use Permit." Upon adoption of the new Chapter 14.30 CEMC, the permit is now titled a "Special Use Permit."

it has received property owner approval for continued use of the property through the end of 2024.

Specific Regulations Reviewed: Cle Elum Municipal Code 14.30.180-Special Use Permit.

Findings: The City of Cle Elum has determined that the continued public display of five model homes for an additional eight months is consistent with the conditions of SUP 23-001 and complies with the provisions of the Cle Elum Municipal Code 14.30.180 based on the following findings:

1. SUP 23-001 included provisions that allowed the applicant to request an extension of this special use for a specific period of time.
2. The applicant has provided documentation that the property owner has approved the ongoing use of the property until the end of 2024.
3. The temporary use of this parcel has and will continue to be limited to the public display of model homes.
 - a. The model homes were installed in accordance with the manufacturer's specifications and the provisions of the International Building Code applicable to temporary structures and uses.
4. The temporary display of the model homes over the past three years has not jeopardized, endangered, or otherwise constituted a threat to the public health, safety, or welfare. The City has not received any complaints from neighboring property owners.
 - a. Provisions have been made for the continued monitoring of this temporary use and the City has reserved the right to require additional mitigation measures to further protect the public health, safety, and welfare.
5. The 1.72-acre site was previously used as an RV Park to provide temporary housing for construction workers and is located adjacent to the Cle Elum-Roslyn School District bus barn and maintenance facility, the parking lot for the School District administration building, and an undeveloped lot owned by a utility company. The site abuts a Major Collector and landscaping has been installed.
6. The temporary display of the model homes is utilizing the unused infrastructure previously installed to serve the RV park and no new infrastructure is necessary.

7. All parking has and shall continue to be on site except when authorized in writing by the School District. There are specific conditions of approval to maintain access by emergency vehicles at all times.
8. Provisions have been made for the removal of the temporary structures and the restoration of the site to its original condition unless the property owner applies for appropriate permits to retain the structures.

Conditions of Approval: The temporary use of parcel 11360 for the public display of five model homes may be continued until December 31, 2024, subject to the following conditions:

1. The model homes will be used for public display purposes only, provided that the existing temporary garage type structure attached to Unit 4, may be used as a Welcome Center, and further provided that:
 - a. The use of the site as a sales office has not been authorized.
 - b. Any revisions to this use, changes in use, or new uses shall be submitted to the City for review and approval.
2. All parking shall continue to be on site, or with the written consent of the School District, on their adjoining property. No parking shall be permitted on Bullfrog Road, along the joint use driveway, in designated circulation areas for vehicles, or in any manner that could interfere with access by emergency vehicles.
3. Outdoor lighting shall continue to be arranged so as not to direct light or glare on public roadways and/or neighboring properties and shall be directed downward and shielded to reduce unnecessary light and glare, in accordance with the provisions of CEMC 17.32.080.
4. Within 30 days of the issuance of this extension, the Project Sponsor shall schedule an inspection by the City Building Official and Fire Chief to confirm that the temporary display of the model homes has been maintained in compliance with the provisions of the International Building and Fire Codes.
5. During the period of temporary use, the Project Sponsor shall:
 - a. Maintain in good standing a City Business license.
 - b. Provide the City Clerk with an updated emergency contact list.

- c. Notify the City and receive written authorization prior to conducting special events on the site.
6. During the period of temporary use, the Project Sponsor shall continue to monitor the level and nature of use by the public and may propose and/or the City may require additional measures to further ensure that the public health, safety, and welfare are protected.
7. Prior to the expiration of this special use authorization, the Project Sponsor shall remove the model homes, the temporary garage type structure, and all temporary signs, and shall return the site to its previous condition, provided that:
 - a. The City may allow the temporary garage type structure to remain for an additional period of limited duration to facilitate the donation of the structure to a local non-profit organization serving the community and/or for purposes of conducting an auction or raffle of the structure as a fundraising event to support a local charity.
 - b. The Project Sponsor may submit for City review and approval a request to further extend this special use authorization for a specific period of time.
8. The City may suspend or cancel this permit, and/or initiate code enforcement actions for failure to comply with the conditions of approval, provided that adequate notice has been provided to allow the Project Sponsor to take corrective actions.

Effective Date: Immediately upon approval by the City.

Ending Date: This Special Use Permit shall expire on December 31, 2024, unless terminated or extended by the City.

Approved:



Colleda Monick, Designated City Planner

4/29/2024

Date

Appeal Rights: This Special Use Permit was issued through a Type 1 Review in accordance with the provisions of CEMC 14.30. Appeals of this administrative decision must be filed with the City within 14 days of issuance in accordance with the provisions of CEMC 14.30.230.