

City of Cle Elum

119 West First Street
Cle Elum, WA 98922



Phone: (509) 674-2262

Fax: (509) 674-4097

www.cleelum.gov

**CITY OF CLE ELUM BULLFROG FLATS DEVELOPMENT
NOTICE OF DECISION**

DATE OF NOTICE: March 27, 2025

PROJECT: Bullfrog Flats, PMU-2024-002, BLA-2024-004, SUB-2024-001, -002, -003

APPLICANT: Bullfrog Flats, LLC

PROPERTY OWNER: SUN 47 NORTH, LLC
27777 Franklin Road, Suite 300
Southfield, MI 48034

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

DESCRIPTION: On March 25, 2025, the Cle Elum City Council ("City Council") approved the Master Plat, Boundary Line Adjustment, and the Preliminary Plats for Phases S-1, S-2, and J as proposed in the applications submitted by Bullfrog Flats, LLC ("Bullfrog Flats" or "Applicant") under Resolution 2025-008. Under Resolution 2025-009, the City Council also approved related matters, i.e., the Second Amendment to the 2002 Development Agreement by and between the City of Cle Elum and Trendwest Investments, Inc. and Trendwest Properties, Inc. dated October 30, 2002 and as amended by the First Amendment dated March 28, 2017 (the "2002 Development Agreement" or "Agreement"), the transfer of the 2002 Development Agreement to Bullfrog Flats, and agreements relating to transportation and water system mitigation.

The Bullfrog Flats Development Project is a phased, mixed-use development located in the western part of Cle Elum, between Bullfrog Road and SR 903. The current proposal is for approval of subsequent development pursuant to the 2002 Bullfrog Flats UGA master site plan and the 2002 Development Agreement. The application is comprised of a boundary line adjustment to establish parcels and phase boundaries for the master plat, and preliminary plat applications for the first three phases: S-1 (103 single-family units), S-2 (130 single-family units), and J (164 zero lot line townhouse units), for a total of 397 units. The applicant is also requesting minor modifications to certain conditions and development standards established in the 2002 Development Agreement, including increased

lot coverage, adjusted impervious surface limits, changed garage door restrictions, replacement of the lake and clubhouse with a public park, and private ownership and maintenance of pocket parks by the homeowners' association.

SEPA: Combined Notice of Availability of EIS Addendum & Adoption Pursuant to the State Environmental Policy Act (SEPA) was issued on January 15, 2025

APPEALS: In accordance with CEMC 14.30.230(C), Type 4 land use decisions may be appealed by a party with standing by filing a land use petition in Washington State Superior Court, unless otherwise specified, in accordance with the provisions of Chapter [36.70C](#) RCW. Such petition must be filed within twenty-one (21) days of issuance of the decision. This process shall be the exclusive means of judicial review except for local land use decisions reviewable by a quasi-judicial body created by state law, such as the Shorelines Hearings Board.