

City Heights Holdings, LLC
Owner of City Heights Project
405 NW Gilman Blvd
Issaquah, WA 98027

December 19, 2024

City of Cle Elum
Attn: Colleda Monick
119 West First Street
Cle Elum, WA 98922

Subject: Public Comment on Wildwood Ranch applications:

- SUB-2023-003
- DA-2024-001
- SEPA-2024-004

Dear City of Cle Elum:

I am writing to formally submit City Height's Holdings comments regarding the Wildwood Ranch, LLC applications currently under review. I request that my name and City Heights Holdings be added to the list of parties of record to ensure that we are notified of any further developments and decisions related to this application.

City Heights does not have any specific concerns about the proposed project itself and in fact City Heights is supportive of the growth and regioanl benefits anticipated by the Wildwood Ranch project. However, I am writing to express our interest in ensuring that City Heights Holdings rights and interests are not adversely affected by this application.

1. While City Heights would like to collaborate with and support the City in any additional development, we seek confirmation that the proposed project is processed under the vested Development and any Conditions of Approval for the proposal are reflective of the City's prior commitments or agreements made with City Heights. Our objective would be to avoid any conflict with any Conditions negatively impacting the feasibility, viability, function, timing, and financial aspects of City Heights.

2. We are interested in protecting City Height's interests should any environmental issues arise from Wildwood Ranch that could affect City Heights development plans including utilities, ingress egress and access, and other developmental, amenity and infrastructure planning. City Heights team believes that cohesive planning by the City and consideration of the combined recreational, development and municipal opportunities will result in greater benefits to all City of Cle Elum and area stakeholders.

3. We are interested in how the proposed project's impact on traffic and infrastructure may be conditioned under the Wildwood Ranch Development Agreement and in such a way that any proposed Conditions are reflective of the vested Bullfrog Development Agremeent and the City Heights EIS, DA, pre-app communications and phased development applications for City Heights shared with the City over the last five years.

4. We are interested in ensuring City compliance with applicable City Heights Development Agreement, City Code, regulations and contracts or agreements the City has with City Heights to avoid any unintended consequences to the City Heights project. Some of the documents and agreements include, but are not limited to

    - City Heights EIS
    - City Heights Annexation Agreement
    - City Heights Development Agreement
    - City Heights/City Memorandum of Understanding, signed June 1, 2022
    - CR2A Agreement under ER408, signed June 1, 2022
    - Any City Heights correspondence related to any future submittals, preapplications or meetings, applications and subsequent correspondence, and any grated approvals for City Heights project at large and and specific phases I, II, III, IV and V
    - Arbitration Orders issued in arbitration between City Heights and Cle Elum.

I request to be kept informed of any upcoming draft decisions, meetings or hearings related to this application, as I would like to participate and present my views in person when applicable.

Should there be a desire by the City to discuss collaborative approaches to managing Wildwood Ranch and City Heights Development Agreements, our team is avaiable at your convenience.

Thank you for your attention to this matter. I look forward to your acknowledgment of my comments and my status as a party of record.

Sincerely,

Denis Hernandez Granda
President of TSG, managing member of City Heights Holdings, LLC

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425.906.2626

