

City of Cle Elum

Proposed 47 North Project

Proposed 47^o North project by Sun Communities Inc.

The City expects to receive an application from Sun Communities Inc. to revise the master plan for the Bullfrog Flats property, which is currently owned by Suncadia. A master plan for the property was approved by the City in 2002, following environmental review pursuant to the State Environmental Policy Act (SEPA). The City has initiated the SEPA process for the revised proposal by issuing a Determination of Significance (dated October 8, 2019)) and will require preparation of a supplemental environmental impact statement (SEIS). Although not required by SEPA, the City will conduct a formal scoping process to obtain input from agencies, tribes and the public about environmental issues of concern.

The City will use this website to provide information about the proposal and review processes as it becomes available. Check back regularly for updates.

- **Overview of Project & Process**
 - [Frequently Asked Questions \(FAQs\)](#)
 - [History & background](#)
 - Pre-application process
 - *The City's pre-application process comes before development applications and serves to answer questions, provide additional information, and refine an application. This allows both the applicant and the City to understand the required application elements and processing requirements, which facilitates a timely review. The major components of the 47^o North pre-application package are included in the documents below.*

- - **Project Description & Map**
 - - [Project site map](#)
 - [Proposed site plan](#)
 - [Applicant's narrative](#)
 - [Sun Communities webpage](#)
 - [47^o North – Applicant's project webpage](#)
 - [2002 site plan](#)

- **Project Process**

- - **State Environmental Policy Act (SEPA)**
 - **2019-2020 SEPA Process**
 - **Schedule Updates**
 - [February 6, 2020 Schedule Update](#)
 - **Scoping Summary**
 - [Scoping Summary Memo](#) (December 9, 2019)
 - [Scoping Summary](#) (December 9, 2019)
 - **Scoping Meeting materials** (Oct. 23, 2019)
 - [COMMENT FORM](#)
 - [SEPA process handout](#)
 - [Environmental Issues to Study](#)
 - [Proposed Alternatives to Study](#)
 - [SEPA Memo](#)
 - [SEPA Determination of Significance](#)
 - *(includes public notice for October 23, 2019 scoping meeting)*
 - [2002 Environmental Impact Statement & Development Agreement](#)
- **Land Use Review Process**
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 - *The land use review process will move from the pre-application process to the formal application, and in the end will be reviewed by the City's Planning Commission who will make a formal recommendation to the City Council. The recommendation will be to deny, approve, or approve with additional conditions or modifications, the application for modifications to the master site plan and development agreement.*
- **Project Contact Information**
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