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PUBLIC WORKS DIRECTOR
MATHEW BAILEY

POLICE CHIEF
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ED MILLS

PLANNER

Study Session

January 30, 2025
6:00 PM



119 W FIRST STREET
CLE ELUM, WA 98922

MAYOR
MATTHEW LUNDH

MAYOR PRO TEM
STEVEN HARPER

CITY COUNCIL
CASSIDY BUECHLE-CURTIS
KEN RATLIFF
BETH WILLIAMS
JERRED WEIS
STEVEN COOK
AUDREY MALEK

CITY ATTORNEY
ALEXANDRA KENYON

Join Virtually with Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBjVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode: 98922

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DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available and the City does not warrant audio quality. Attendees are encouraged to attend in-person.

1. Notice of Public Hearing - Bullfrog Flats Development

- a. Notice is hereby given that the Cle Elum Hearing Examiner will hold a public hearing at the Cle Elum City Hall, 119 West First Street, Cle Elum, WA. 98922, on **Thursday, January 30th, 2025, at 6:00 p.m.** or soon thereafter for the purpose of considering the following proposal:

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 approval of subsequent development pursuant to the 2002 Bullfrog Flats UGA master site plan and development agreement approved by the City in 2002. The application is comprised of a boundary line adjustment to establish parcels and phase boundaries for the master site plan, alongside master plat and preliminary plat applications for the first three phases: S-1 (95 single-family units), S-2 (138 single-family units), and J (164 zero-lot line townhouse units), for a total of 397 units.

The entire site is zoned as Planned Mixed Use (PMU), governed by the standards and conditions set forth in the existing Development Agreement. Primary access will be provided by a new road extension connecting Bullfrog Road to SR 903, with additional connections to the north and south. These phases are part of an overall project that is proposed to be developed over an approximate 10- year period and includes 1,334 single family and multifamily housing units, 950,000 square of business park uses, extensive open space including parks, trails and recreational facilities. Sites for affordable housing and expansion of the city cemetery will also be set aside and dedicated to the city. The master

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plat includes phasing details, such as proposed phases, residential units, and roadways for the development. The application also requests to transfer the Development Agreement from Sun Communities, and extension of the Development Agreement by 10 years, through 2037. As each phase proceeds, individual preliminary subdivision and grading, excavation, and filling applications will be submitted to further subdivide the land and install the necessary infrastructure for residential lots.

The city staff report will be available for the public on January 15th, 2025 via the city's website:

<https://cleelum.gov/city-services/planning/bullfrog-flats-development/>

Interested persons may appear and be heard at said hearing, or written comments may be submitted to:

City of Cle Elum
Attn: City Clerk
119 West First Street
Cle Elum, WA. 98922
(Bullfrog Flats)

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