

Site Development Plan for Suncadia Phase 1 Division 14

Information required by Section 5.1(h) of the Development Agreement for the Phase 1 Division 14 Site Development Plan is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Subphase thereof, shall include the following:

(1) A vicinity map showing the location of the Resort area encompassed within such plan.

A Site Development Plan (SDP) for Phase 1 Division 14 is provided herein. A vicinity map is included on the SDP as required. See the full-size SDP Exhibit included in this report.

(2) A map of the applicable site drawn to an appropriate scale depicting the following:

(i) Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.

Phase 1 Division 14 plat will have 39 detached residential lots (primarily second or vacation homes), a roadway and open space and service tracts.

(ii) Boundaries and lot lines for all parcels and lots.

Refer to the Site Development Plan Exhibit for boundary configuration of the Phase 1 Division 14 platted lots and open space tracts.

(iii) Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.

Refer to the Site Development Plan Exhibit for elevation contours.

(iv) Names and dimensions of public roads bounding or near the site.

See the Vicinity Map on the Site Development Plan exhibit for this information. The primary access to the site will be provided off the existing Big Hill Drive roadway.

(v) Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.

Refer to the Preliminary Site and Utility Engineering Summary of this document for Phase 1 Division 14 preliminary planning for road improvements, drainage, and public utility extensions. Site grading will be associated with roadways and development of the parcel. Roadways follow natural grades to the extent possible as an element of the site design. This design object will minimize the amount of earthwork involved in road construction.

(vi) *Location of all buildings identified by type of use.*

Refer to the Site Development Plan Exhibit.

(vii) *Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.*

Each residence in Phase 1 Division 14 would include dedicated on-site parking that would vary per individual residence.

(viii) *The location, type and dimensions, and names of roads and driveways.*

The location and names of roads are shown on the Site Development Plan Exhibit. Dimensions of roads are given in the Preliminary Site and Utility Engineering Summary Part 2.

(ix) *The location, type and dimensions, of Developed On-Site Recreational Facilities.*

Refer to the Site Development Plan exhibit and section (4), below.

(x) *The locations and calculations of the total area of Open Space and percentages.*

Locations of open space areas are shown on the Site Development Plan exhibit, and are quantified on Exhibit M, included with this Application.

(xi) *Proposed location of fire protection facilities.*

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will connect to the water main in Swiftwater Drive. The development has a Group A water system regulated by the Department of Health which will be served by Suncadia Water Company, LLC (Suncadia Water). Suncadia Water has included this parcel in their comprehensive planning. The project area is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The property slopes generally to the north and northwest. The property is located on the north side of Big Hill Drive and Phase 1 Division 13.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.

This Site Development Plan includes the following elements (defined terms from the Development Agreement in parentheses):

- a) Phase 1 Division 14 – 39 Vacation Homesites and Associated Roadway and Service Tracts
- b) Community/Recreational Open Space

The Phase 1 Division 14 Vacation Homesites consist of detached resort residential units detached resort residential lots that range from approximately 6,800 to 22,100 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(s), or any one of them, is either (i) registered to vote at such unit’s Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit’s Suncadia address, in which case such unit shall be considered a permanent residence.

(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

- 1) Road edges
- 2) Areas around the homes

Road edges and drainage ditches

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

In all cases, the recommendations of the Noxious Weed Control portion of the LSP will be implemented.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur as necessary to reestablish the area.

Open Space

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening. A Land Stewardship Plan will be developed to ensure the long term health of the open space area.

Irrigated areas around the Homesites

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

(6) Provisions to ensure permanence and maintenance of Open Space

The property consists of three community/recreation open space tracts which will be owned and maintained as provided by the CC&Rs.

A form (Exhibit M) summarizing the open space is also included with this application.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.

Suncadia in this plat is or will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.

Refer to the Preliminary Site and Utility Engineering Summary in the application document for a description and illustration of the proposed Phase 1 Division 14 utility infrastructure.

(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.

The anticipated timing of construction of the Phase 1 Division 14 elements is outlined below.

| Element | Schedule |
|----------------|--------------------------------------|
| Utilities | 1 st Quarter 2023 to 2024 |
| Roadways | 2 nd Quarter 2023 to 2024 |
| Homes | 2023 – 2025 |

(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.

The site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County ordinance and contemplated in the Phase 2 Division 3 Site Development Plan dated March 3, 2017, and the approval of the Phase 1, Division 14 Site Development Plan will amend the Phase 1 General Site Plan dated February 16, 2005, under Section 5.1(f) of the Development Agreement to then include the portion of Phase 1, Division 14 originally allocated to Phase 2.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.