



October 5, 2022

Job No. 998-883-022

Ms. Kelly Bacon  
Kittitas County Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg WA 98926

**RE: Suncadia Phase 2 Division 8  
Site Development Plan and Preliminary Plat**

Dear Kelly:

On behalf of Suncadia Resort LLC, ESM Consulting Engineers L.L.C. is submitting 2 copies and a PDF on CD of the enclosed listed documents in support of Phase 2 Division 8 Site Development Plan and Preliminary Plat:

- Long Plat Application
- SEPA Checklist and SEPA Attachment
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M
- Conceptual Utility Exhibit
- Preliminary Plat Sheets
- Certificate of Title (Title Report)

In addition, the following information is also provided:

Owner of Record: Suncadia Resort LLC  
770 Suncadia Trail  
Cle Elum, WA 98922  
509-649-6119  
Contact: Mr. Lathan Wedin

Additional Authorized Agent: F. Steven Lathrop  
Lathrop, Winbauer, Harrel, Slothower & Denison LLP  
P. O. Box 1088  
Ellensburg, WA 98926  
509-925-6916

Legal Description:

LOTS 3B AND 4B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JUNE 13, 1995 UNDER AUDITOR'S FILE NO. 582255 AND FILED IN BOOK 21 OF SURVEYS, PAGES 44 AND 45, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

TOGETHER WITH LOTS 1B, 2B, 3B AND 4B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581729 AND FILED IN BOOK 21 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH TRACT Z-3, SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 244 THROUGH 258, UNDER AUDITOR'S FILE NO. 202207250044, RECORDS OF KITTITAS COUNTY, WASHINGTON.

Tax Parcel Numbers:

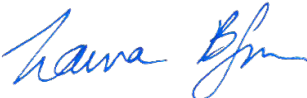
LOT 3B: 20-14-11000-0006, 20-14-11000-0014  
LOT 4B: 20-14-11000-0004, 20-14-11000-0015  
LOT 1B: 20-14-14000-0005, 20-14-14000-0013  
LOT 2B: 20-14-14000-0006  
LOT 3B: 20-14-14000-0007  
LOT 4B: 20-14-14000-0008  
TRACT Z-3: 20-14-13052-0213, 20-14-13052-0216

Property Size:

The parcel covered by this application is 290.3 acres (289.83 per Kittitas County records).

Sincerely,

ESM CONSULTING ENGINEERS, LLC



LAURA BARTENHAGEN, P.E., LEED® AP  
Principal

Enclosures

cc: F. Steven Lathrop, LWHS (1 copy)  
Lathan Wedin, Suncadia Resort LLC (1 copy)



**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Lathan Wedin  
Mailing Address: 770 Suncadia Trail  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-649-6119  
Email Address: lwedin@suncadia.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: F. Steve Lathrop LWHS  
Mailing Address: P.O. Box 1088  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-925-6916  
Email Address: steve@lwbsd.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: South of Swiftwater Drive and west of Phase 2 Division 7  
City/State/ZIP: Cle Elum, WA 98922-8717

**5. Legal description of property (attach additional sheets as necessary):**

\_\_\_\_\_

6. Tax parcel number: 20-14-11000-0004, -0006, -0014, and -0015, 20-14-14000-0005, -0006, -0007, -0008, and -0013, 20-14-13052-0213 and -0216.

7. Property size: 290.3 Acres (289.83 per Kittitas County records) (acres)

**8. Land Use Information:**

Zoning: Master Planned Resort      Comp Plan Land Use Designation: Resort Residential

**Attachment to  
SEPA Environmental Checklist  
Phase 2 Division 8**

**Introduction**

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

**A. BACKGROUND**

**3. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.**

The following environmental information has been prepared for the MountainStar MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. (“DEIS”)
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. (“FEIS”)
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. (“EIS Addendum”)
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2003. (“Cle Elum FEIS”)

**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

*d. Are there surface indications or history of unstable soils in the immediate vicinity?*

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. The proposed developed area the Phase 2 Division 8 plat has been mapped in the Erosion Hazard Map (Figure 4-13 of the MPR DEIS) as Zone 5 “Low Hazard Risk.” The undeveloped portion of Phase 2 Division 8 consisting of steep slopes has been mapped as Zone 1 “High to Severe Hazard Risk” and will have appropriate building setbacks from the top of slope per the geotechnical report.

*e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.*

For the Phase 2 Division 8 lot, roadway, and utility infrastructure construction, the estimated grading quantities are approximately 1,000 cubic yards of cut and approximately 3,000 cubic yards of fill, which yields a net fill of approximately 2,000 cubic yards. Fill material will likely

**Site Development Plan for Suncadia Phase 2 Division 8**

Information required by Section 5.1(h) of the Development Agreement for the Phase 2 Division 8 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 2 Division 8 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 2 Division 8 plat will have 72 detached residential lots (primarily second or vacation homes), roadways, a clubhouse and pool amenity, as well as 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 2 Division 8 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 Swiftwater Drive roadway.

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