



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August , 2019

New Suncadia LLC
770 Suncadia Trail
Cle Elum, WA 98922

ESM Consulting Engineers LLC
Cynthia Flood
33400 8th Avenue South, Suite 205
Federal Way, WA 98003

Steven Lathrop
201 West Seventh Ave
Ellensburg, WA 98926

Sent via email: bkelsey@suncadia.com, cindy.flood@esmcivil.com, steve@lwhsd.com

Subject: Suncadia Phase 2 Div 5 (LPF-19-00006) Final Long Plat – Staff Review, Request for Additional Information,

Applicants,

Kittitas County Community Development Services (CDS) received your Palomino Fields Division 5 (LPF-19-00004) Final Long Plat submittal on April 12, 2019. Kittitas County staff has completed an initial review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final plat mylars:

Community Development – Planning:

- The file numbers, "LPF-19-00006" and "LP-19-00001" should be represented on the face of the plat.

Public Works – Planning/ Survey Review:

- Kittitas County Public Works have informed CDS of a request they made for an "accounting of equivalent residential units supporting the plat for both water and sewer," on March 7, 2019. KC Public Works will not approve the final plat until this is satisfied. Please work with Public Works to resolve this issue and provide

Environmental Health:

- Public Health has no further requirements.

Assessor:

- Assessor provided no comment

Kittitas County Public Works reviewed Palomino Fields Division 5 and provided comment based on the assumption that Division 2 receives approval, as noted in their memo on 4/23/2019 (enclosed). Due to a need for clarity regarding the road certification comments provided by Public Works, CDS delayed transmittal of comments until a clear understanding of these requirements were outlined. On May 6, 2019, Kittitas County Public Works clarified that Roan Road had been accepted by the County up to the end of Division 5 (enclosed). Please disregard comments in the Public Works memo (dated 4/23/2019) outlining this as an incomplete requirement.

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7065 or via email:

jeremy.johnston@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Best Regards,

Jeremy Johnston
Staff Planner

Enclosure:

Department of Public Works Planning/Survey Review Memos
1) April 19, 2019

CC:

Dan Carlson, CDS Director
Lindsey Ozbolt, Planning Official
Taylor Gustafson, Environmental/Transportation Planner
Mark Cook, Public Works Director
Project file

via email
via email
via email
via email