



October 9, 2019

Mark R. Cook, Director
Department of Public Works, Kittitas County
411 N. Ruby Street, Suite #1
Ellensburg, WA 98926

Sent via email: [Chelsea Benner chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us) ;
Steve@lwhsd.com; laura.bartenhagen@esmcivil.com

Subject: Suncadia Phase 3 Division 15 & 16 Final Plat (LPF-19-00008) Applicant Response Letter

Dear Mark,

New Suncadia LLC is submitting this letter in response to the transmittal of comments from Mark Cook on September 30, 2019, regarding the Suncadia Phase 3 Division 15 and 16 Final Plan. Below you will find responses to each comment as received. Please let us know if you have any questions.

1. Civil Plans

Public Works has completed review of submitted civil plans and has not communicated desired corrections to the applicant. The applicant has not complied with condition 4 of our preliminary plat approval owing to our tardiness in responding. This does not reflect poorly on the applicant, but we have no way to satisfy our preliminary plat condition in the absence of approved civil plans. Response: Updated civil plans now address these comments for Kittitas County approval, see attached plans by ESM.

2. Engineering

We have not received the required accounting of water and sewer connections defined in our July 23, 2019 preliminary plat approval. Additionally, we have repeatedly requested that an accounting of regional stormwater facility allocation be provided with each preliminary plat allowing us to review submitted stormwater designs. No such allocation has been received to date. In the absence of any accounting, we will not approve additional discharges to regional facilities.

Response: Suncadia has complied with the Development Agreement and the water availability certificate letter was provided by Suncadia Water Company. Through August 2019, 882 connections have been made out of the 1,501 approved with this plat adding 105 additional connections. Additional utility reporting requirements established post October 1, 2000 do not apply to Suncadia, including waste water treatment, but as a courtesy with regard to the public works request, 768 sewer connections have been made out of the 3,787 ERU allotment from the wastewater treatment facility. The proposed stormwater facilities were specifically designed for this project and not part of a larger network of existing regional stormwater facilities. Existing Water Quality and Infiltration Facility #18 will be expanded to accommodate a portion of this project, as described in detail in the Stormwater Site Plan for Phase 3 Divisions 15 and 16 completed by ESM on June 5, 2019.

3. *In our preliminary plat approval (July 23, 2019) we notice the applicant of our potential need for traffic monitoring data. We have since verified that Interim Director Jurgens attempted to waive Suncadia traffic monitoring pursuant to a letter dated January 13, 2015 (attached as EXHIBIT 1). We will honor Ms. Jurgens attempt and not require traffic data for Phase 3 Divisions 15 and 16. We will require subsequent Suncadia plats to provide traffic on a five-year cycle beginning January 1, 2020 (first report due on January 1, 2025). Response: Suncadia requests that a meeting be held in the near future to discuss the type and timing of transportation monitoring going forward. It is anticipated that agreed upon traffic monitoring data will be provided by Transportation Engineering Northwest TENW.*

4. **Survey**

The north boundary of Lot 16-31 appears to be missing a property corner symbol. Response: The corner symbol has been added and is now reflected in the final Mylar's, see attached.

Sincerely,

NEW SUNCADIA, LLC.

A handwritten signature in black ink, appearing to read "Forrest Huisman", with a horizontal line extending to the right from the end of the signature.

Forrest Huisman