

**From:** [Debbie Landrie](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [CDS User](#)  
**Subject:** Suncadia Phase 2 Division 5 #LP-19-00001  
**Date:** Wednesday, March 06, 2019 1:17:02 PM  
**Attachments:** [Project LP-19-0001 Suncadia.pdf](#)

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Please see attached letter regarding the Notice of Application for Suncadia Phase 2 Division 5 #LP-19-00001.

Thank you,  
Debbie Landrie

RE: LP-19-0001

March 6, 2019

To Whom It May Concern:

We live on Coal Mine Way, in Suncadia. In the last couple of years about 200 new homes have been built in Suncadia and it continues to grow rapidly. While we have no problem with the growth, we do have a problem with Coal Mine Way being utilized as a short cut/thoroughfare for construction traffic (whether it be large dump trucks or contractors in their trucks and cars) on its way to Nelson Preserve. We were informed that all construction/contractor traffic should be utilizing Suncadia Trail and Swiftwater Dr, however, we've noted that there are quite a few contractors that do not abide by those instructions. Countless homes front Coal Mine Way, but only a handful of homes front Suncadia Trail and Swiftwater Dr.

The speed limit on Coal Mine Way is 15 mph. It actually takes a conscientious effort to drive 15 mph and therefore most traffic is going between 25-35 mph. And we have the occasional person that drives as though they're on I90. Coal Mine Way also has several blind curves and we've witnessed cars/trucks coming around curves too fast only to have pedestrians jump out of the way.

There are no trails or paved walkways along Coal Mine Way from Swiftwater Dr to Dawson Park and then up to Suncadia Trail. But there are paved trails along Suncadia Trail and Swiftwater Dr. Suncadia is a resort with homes that are owner occupied, second homes and vacation rentals. It's very common to see families with little kids walking along Coal Mine Way due to the lack of sidewalks. Families, especially when on "vacation" let their guard down. They are walking with their little kids along Coal Mine Way in the road because it's the only place to walk. It's only a matter of time before a car/pedestrian accident occurs along Coal Mine Way...there is simply too much traffic and too many pedestrians sharing the road. Additionally, there are two areas along Coal Mine Way where golf carts cross from one hole to the next.

Coal Mine Way was never intended to handle the current volumes of traffic and it continues to get worse daily. Going back to 2017 during the construction of River Ridge division 1, Cape Powers imposed requirements that the construction vehicles for River Ridge were to utilize Suncadia Trail then Swiftwater Drive for their access to and from The River Ridge Development, rather than Coal Mine Way. Suncadia currently has signs as you enter Coal Mine Way from the Firehouse road gate and as you enter Coal Mine way coming from Nelson preserve turning onto Coal Mine Way from Swiftwater. In both cases it states "Local traffic only", however, it's not being enforced as evidenced by the dozens of construction vehicles, contractors, subcontractors, visitors and the like utilizing Coal Mine way daily.

We have no issue with the new development as long as ALL construction/contractor traffic is absolutely prohibited from utilizing Coal Mine Way as access to Nelson Preserve.

Thank you,

   
Lars Landrie                      Debbie Landrie

2011 Coal Mine Way



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

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Building Partnerships - Building Communities

### NOTICE OF APPLICATION

**Notice of Application:** Wednesday, February 20, 2019  
**Application Received:** Friday, January 25, 2019  
**Application Complete:** Friday, February 8, 2019

**Project File Number (s):** LP-19-00001  
**Project Name:** Suncadia Phase 2 Division 5  
**Authorized Agent:** Steven Lathrop, LWHSD

**Location:** Parcels 960536, 960518, and 960537 located off of Swiftwater Drive, Cle Elum, WA 98922. Section 18, T20N, R15E, WM, in Kittitas County. Assessor's Map Numbers 20-15-18053-0054, 20-15-18053-0072, and 20-15-18053-0073.

**Proposal:** Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 64 detached residential lot plat with community open space tracts on approximately 41.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.37 acres to 0.57 acres.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "Project File Number" as indicated in this notice. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, March 7, 2019. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review:** Kittitas County finds this proposal to be consistent with the Final Environmental Impact Statement (FEIS) issued by Kittitas County in April 2000 and the EIS Addendum issued in June 2000; therefore, no additional SEPA review is required. This proposal is part of a Planned Action and is consistent with the provisions of Ordinance 2000-17 and the Suncadia Conceptual Master Plan.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Board of County Commissioners on May 7, 2019 at 2 pm in the Commissioner's Auditorium 205 W 5<sup>th</sup> Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to the hearing date.

**Required Permits:** Preliminary and Final Plat approval, Site Development Plan approval, and building permits

**Designated Permit Coordinator (staff contact):** Dusty Pilkington, Planner: (509) 962-7079; email at [dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)