



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## STAFF REPORT

### SUNCADIA PHASE 3 DIVISIONS 15 & 16 (LP-19-00002)

TO: Kittitas County Board of County Commissioners  
FROM: Chelsea Benner, Planner  
RE: Suncadia Division Phase 3 Divisions 15 & 16 Preliminary Plat (LP-19-00002)  
DATE: September 3, 2019 [Hearing Date]

#### I. GENERAL INFORMATION

Requested Action: Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 105 detached residential lot plat with access tracts, a lake amenity, open space tracts, and service tracts on approximately 293 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.40 acres to 0.79 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 3 Divisions 15 & 16.

Location: Sections 13, 14, 15, & 23, Township 20 North, Range 14 East, WM, in Kittitas County. Current parcel numbers are 11833, 11836, 16212, 950052, 16207, 16206, 950054. Please note these numbers are currently being reconfigured by the County Assessor's Office because of an approved Boundary Line Adjustment (BL-19-00004). Note that the approximate acreage is based on the Boundary line adjustment as the lines have not yet been moved pursuant to the recorded Boundary Line Adjustment #201905020010.

#### II. SITE INFORMATION

Total Project Size: 293  
Number of Lots: 105; ranging in size from 0.40 acres to 0.79 acres  
Domestic Water: Community Water System  
Sewage Disposal: Community Septic System  
Fire Protection: Fire District 7  
Irrigation District: None

#### Site Characteristics:

North: Wooded undeveloped land and the Cle Elum River (all within Suncadia Master Plan Resort)  
South: Single family residences, wooded undeveloped land, and golf course (all within Suncadia Master Plan Resort)  
East: Wooded undeveloped land and the Cle Elum River (all within Suncadia Master Plan Resort)  
West: Wooded undeveloped land (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Tumble Creek Drive.

#### III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

*"...wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features..."*

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement was signed at that time by the Board of County Commissioners (BOCC). A Final Environmental Impact Statement was published by the County in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

*“... impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety; and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law...”*

to three conditions;

- 1. When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants, program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or it's property owners);*
- 2. When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
- 3. When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example, if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

*“... the County's environmental review of any Subsequent Action pursuant to SEPA shall **utilize the Mountain Star EIS to the fullest extent permitted by law.**<sup>1</sup> Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below.”*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development

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<sup>1</sup> Staff emphasis

Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

*“A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved by the Planning Director in accordance with this Section 5.1(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer, Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law.”*

The proposal is consistent with the Conceptual Master Plan and the General Site Plan (which was amended in 2005, see Index #29) and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

*“A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan... may be reviewed and approved by the BOCC without Planning Commission review...”*

Section 5.2 of the Development Agreement lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

*(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under **Section 5.1 above**<sup>2</sup>. Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

*(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement....*

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, “Subdivision” means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

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<sup>2</sup> Staff emphasis

Notice of Application: A long plat application, and site development plan application was submitted to Community Development Services on March 1, 2019. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads “*deemed appropriate*”. A notice of application was sent to all property owners within 500 feet of the project site and adjoining ownership properties. The notice of application was noticed in the local county paper of record on July 10, 2019.

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the subject property as being contained with the Suncadia Planned Resort Subarea and provides guidance for development which generally refers back to the development agreement and approval permit.

##### **9.3. Land Uses**

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan referred to in the Development Agreement, may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

##### **9.4. Services and Facilities**

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

##### **9.5. Development Regulations**

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

##### **9.6. Subarea Implementation**

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

#### County Wide Planning Policies:

Master Planned Resorts, Policy 3.6: “The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.” The County authorized the Suncadia MPR previously as discussed in Section III above.

## V. ENVIRONMENTAL REVIEW

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

## VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. The following public agencies submitted comments on the proposal: Yakima Nation, Washington State Department of Health, Kittitas County Building Department, Washington State Department of Ecology, WSDOT, Kittitas County Public Works, Kittitas County Environmental Health. The following member of the public submitted a comment on the proposal: Tom Miller. The comments are listed as Index #s 20 - 28 of the Master File.

## VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A, and no critical area buffers will be impacted.

### Consistency with the provision of KCC 17.37.030, Master Planned Resort:

This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 0.31 acres to 0.79 acres.

### Consistency with the provisions of KCC 17A:

This proposal is consistent with the Kittitas County Critical Areas Code.

### Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

### Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards as addressed in the Development Agreement.

### Agency Comments:

Several agencies responded with substantive comments:

#### *Kittitas County Public Works*

PW responded with a number of required changes:

1. The Preliminary Plat shall be signed and stamped by a Land Surveyor licensed in Washington State.
2. Basis of bearing needs to be addressed.
3. Existing Legal Description should match that as shown on the Subdivision Guarantee. From

preliminary review, the Subdivision Guarantee may not encompass all the lands involved in the division.

4. With the page numbers, a total number of pages shall be included.
5. A surveyor equipment and procedures statement shall be included.
6. Widths of the AC parcels shall be included.
7. Address the requirements of WAC 332-130-145
8. On Sheets PP-06 and PP-07 the dashed line on Easton Ridge Trail is not identified. Is it an Easement?

Timing of improvements will require bonding or must be installed and completed prior to final plat approval; New Private Road Names will be required to complete a private road naming application prior to final approval; addresses shall be obtained prior to obtaining a building permit, and civil plans shall be submitted and approved prior to final plat approval in accordance with the Development Agreement, The complete comment letter can be found as Index #21 of the Master File Index.

Staff Response: Applicant provided a response to PW comments, included as Index #32 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Revised preliminary plat drawings were submitted and included as Index #34. Public Works reviewed the updated preliminary plat and commented that the applicant had satisfied all required survey changes, see Index #35. Staff agrees with the applicant provided responses.

*Kittitas County Environmental Health*

KCEH commented with the following statements:

1. The LP-19-00002 Suncadia phase 3 Divisions 15 & 16 project is served by an off-site gravity sewer to the waste water treatment plant.
2. The LP-19-00002 is proposing 105 additional residential lots on the Suncadia water system. They currently are approved for 1501 connections, and have 590 active connections, so they are able to serve the additional 105 lots in this proposal.

Staff Response: Applicant provided a response to KCEH comments, included as Index #31 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Suncadia is serviced by a Group A Water System and will provide water availability letters from Suncadia Water Company, LLC. Staff agrees with the applicant provided response.

*Kittitas County Building Department*

The building department commented with the following statements:

1. The proposed development appears to place property boundaries next to steep slopes which may exceed 33.3% slope. All buildings placed near these slopes may require special geotechnical and structural engineering when exceeding the setback limitations in the International Residential Code.
2. All construction of buildings and garages shall conform to the International Building Codes and the International Residential Codes adopted at the time of building permit submittal. This includes firewalls and fire separations (if any).

Staff Response: Applicant provided a response to building comments, included as Index #31 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement.

*Yakima Nation*

Yakima Nation commented with the following concerns:

1. The location of the plat is in a high pronanility area for encountering cultural resources.
2. Three previously located sites are located within the plat boundaries.
3. Elder testimony at the time of the 1998 surveys indicated in this area to contain burial sites.
4. Request a full re-survey of the parcels.

Staff Response: Applicant provided a response to Yakima Nation comments, included as Index #31 of the Master File. Cultural resource issues are addressed in the conditions C 21-23 of Exhibit F-1 to the Development Agreement. Mitigation measures listed within these conditions shall be applied. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Staff agrees with the applicant provided responses.

*Department of Archaeology & Historic Preservation (DHAP)*

DHAP commented with the following concerns:

“A desktop review has identified the proposed project area as having high sensitivity for archaeological resources. There are also several previously recorded archaeological sites in the vicinity of the proposed project area. Additionally, DAHP agrees with the Yakama Nation’s assessment that while some portions of the log plat have been previously surveyed, a substantial amount of time since the original survey has occurred. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities.”

Staff Response: Applicant provided a response to DHAP comments, included as Index #31 of the Master File. Cultural resource issues are addressed in the conditions C 21-23 of Exhibit F-1 to the Development Agreement. Mitigation measures listed within these conditions shall be applied. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Staff agrees with the applicant provided responses.

*Department of Ecology (DOE)*

DOE commented with the following statements:

“The eastern side of the proposed project site is near to and slightly uphill from fish-bearing tributaries of the Cle Elum River. Additionally, the project site contains numerous wetlands, which are also protected by Washington State's water quality laws. Erosion of the project site has the potential to add sediment and turbidity to the tributary streams and the wetlands. Care must be taken, both during and after development of this site, to prevent the entry of sediment and turbidity to the Cle Elum River and its tributaries, as well as to adjacent wetlands. Riparian and wetland vegetation should also be protected and maintained. Project planning, development, and use of the site needs to include water quality protection.”

Staff Response: Applicant provided a response to DOE comments, included as Index #31 of the Master File. For New construction activities, New Suncadia maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to the development of Phase 3 Div. 15 & 16. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No. WA-005236-1). Conditions of the permit specify erosion control measures that will be used during construction activities. After the development of the site, water treatment will be provided for runoff from impervious road surfaces requiring stormwater treatment, including bio-filtration swales, bio-infiltration, and sheet flow dispersion. The applicant will adhere to all applicable regulations as outlined in the Development Agreement, Erosion Plan, and the MPR Conditions of Approval.

*Department of Health (DOH)*

DOH commented with the following statements:

This application proposes 105 detached residential lots to be served by the Suncadia Resort (AA317) water system. DOH (Department of Health) ODW (Office of Drinking Water) simple response is that the water system currently has the following for connections:

1. 590 Active (constructed and connected) connections
2. 1501 Approved connections

So, Suncadia can develop and connect these “105” residential homes and remain within its water system capacity.

Staff Response: Applicant provided a response to DOH comments, included as Index #31 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement, and a water availability letter will be provided by Suncadia Water Company, LLC. Staff agrees with applicant provided responses.

*Washington State Department of Transportation (WSDOT)*

WSDOT commented with the following statements:

1. We are concerned with the cumulative impact this and future phases may have on the state highway system.
2. According to our records, the proponent is required to adhere to the conditions outlined in the MPR Conditions of Approval, specifically, condition C-17 Monitoring Program. However, WSDOT has not received an updated monitoring report for review and we are not aware of any amendments to the Conditions of Approval.

Staff Response: Applicant provided a response to WSDOT comments, included as Index #31 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement

Public Comments:

One public comment was received during the comment period:

*Tom Miller*

Has concern over water usage and the creation of an artificial lake.

Staff Response: Applicant provided a response to Mr. Miller’s comments, included as Index #31 of the Master File. The applicant understands the concern and refers to the DOH comments. Applicant will adhere to all applicable regulations as outlined in the Development Agreement. Staff agrees with the applicant provided response.

**VIII. RECOMMENDATION**

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12, Title 17.37 and Title 17A of the Kittitas County Code, the Kittitas County Comprehensive Plan, and the Development Agreement. Staff recommends approval of the Suncadia Phase 3 Division 15 & 16 Preliminary Plat LP-19-00002, subject to the following findings of fact, conclusions, and conditions:

**Suggested Findings of Fact**

Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 105 detached residential lot plat with access tracts, a lake amenity, open space tracts, and service tracts on approximately 293 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.40 acres to 0.79 acres. In conjunction with this preliminary plat application, a site development plan was



submitted for Suncadia Phase 3 Divisions 15 & 16.

1. Site Information:

The subject property is located off of Tumble Creek Drive, Cle Elum, WA 98922. Sections 13, 14, 15, & 23, Township 20 North, Range 14 East, WM, in Kittitas County. Current parcel numbers are 11833, 11836, 16212, 950052, 16207, 16206, 950054. Please note these numbers are currently being reconfigured by the County Assessor's Office because of an approved Boundary Line Adjustment (BL-19-00004). Note that the approximate acreage is based on the Boundary line adjustment as the lines have not yet been moved.

Total Project Size:	293
Number of Lots:	105; ranging in size from 0.40 acres to 0.79 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: Wooded undeveloped land and the Cle Elum River (all within Suncadia Master Plan Resort)  
South: Single family residences, wooded undeveloped land, and golf course (all within Suncadia Master Plan Resort)  
East: Wooded undeveloped land and the Cle Elum River (all within Suncadia Master Plan Resort)  
West: Wooded undeveloped land (all within Suncadia Master Plan Resort)  
Access: Primary access to the site will be provided via Tired Creek Lane.

2. The Comprehensive Plan designation is Rural Recreation.
3. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
4. A long plat application, and site development plan application was submitted to Community Development Services on March 1, 2019. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads "*deemed appropriate*". A notice of application was sent to all property owners within 500 feet of the project site and adjoining ownership properties. The notice of application was noticed in the local county paper of record on July 10, 2019.
5. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.
6. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water and sewage systems.
7. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
8. This proposal is consistent with the Kittitas County Critical Areas Code 17A.
9. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.

11. Comments were received from various agencies and members of the public. These comments are included in the index file for review.
12. Site Development Plan Approval was granted via letter from the Planning Official on August 27, 2019 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated May 24th, 2019 and revised information submitted on August 13, 2019 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. This application is subject to the latest revision of the MountainStar Development Agreement. The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.
7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.
8. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
9. New Private Road Names will be required to complete a private road naming application prior to final approval.
10. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
12. Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.
13. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included with such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.
14. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 105 lots created by this subdivision.
15. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement. Please see index #35 of the index file for this proposal (LP-19-00002).