

February 22, 2022

Kittitas Community Development Services
411 N Ruby St, Suite 2
Ellensburg, WA 98926

Re: Long Plat 22-00001 "Suncadia Phase 2 Division 7"

My family and I live full-time in Suncadia - we are proud to call this home and enjoy all the community has to offer. According to a recent survey of Suncadia property owners, the majority of respondents indicated they are full time residents, a sharp increase from the survey seven years ago which indicated barely a third of the respondents were "full-timers". While I am not opposed to the continued development of the resort or the increase in permanent residents, I am very concerned about the impact to public safety that further development brings.

There are presently over 1,100 completed dwelling units inside Suncadia, giving the resort an instantaneous population at any time of over 4,000 people. If we add in the nearby community residents who are enjoying the amenities or attending an event, the resort management and staff, and the myriad of contractors going about their business the total approaches 5,000 - ALL of them forced to use the single access point for the resort on Bullfrog Road. These numbers will increase very soon given the 170+ residential lots under or ready for construction, the 40+ lots being prepared for sale, *this* project of 148 new lots, and the developer's future plans to establish over 250 *more* homesites.

Any event (fire, downed pine trees or other debris, multi-car collision, jackknifed truck, etc) that blocks Swiftwater Drive at a point northwest of Coal Mine Way can trap everyone who is west of this intersection because there is no full-time secondary access point at the northwest end of Suncadia property despite the inclusion of such a point on the September 2000 "MountainStar Resort Conceptual Master Plan". The total number of completed homes, homes under construction, lots, and proposed lots in this "trapped" region is over 440 representing a potential of nearly 2,000 people. We actually had a road-blocking event this winter in this very area of concern, blocking traffic in both directions for nearly three hours.

This is a public safety crisis. Isolating nearly 2,000 people and preventing them from evacuating their home, returning to their home, or getting the assistance or help they need is completely unsatisfactory and unnecessary. The power to right

this wrong is in your hands. Per the December 2008 “Amended and Restated Development Agreement” between the developer and the county, “Appendix F-1 Suncadia Master Planned Resort Conditions of Approval” section C-12 “Public Use of On-Site Trail and Road System” :

*“The County Public Works Director shall review the MPR road system and any restrictive gates at the time of subdivision application and shall determine the conformity of such application with the above Conditions, Attachment J of the Development Agreement, and **public safety requirements** (emphasis added).*

In addition to the Public Works Director’s responsibility to maintain public safety, the Community Services Department also has a responsibility to act in the interest of public safety as described in their own Mission Statement:

*“The mission of Kittitas County Community Development Services is to assist the citizens of Kittitas County in planning for the use and development of land and buildings while **protecting public health and safety**, sustaining a vibrant economy, promoting the conservation of natural resources, and protecting the environment.”*

I urge the Commissioners, KCCDS, and the Public Works Director to act in the interest of public safety and not approve this or any further development inside Suncadia until a fully functioning secondary access point is established at the intersection of Swiftwater Drive and SH 903 that permits residents to enter and exit the resort 24 hours per day, every day.

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