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September 22, 2014

Mr. Doc Hansen, Planning Official
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926

Re: Suncadia Phase 1 Division 13B, amendment to the Site Development Plan of Suncadia Phase 1 Division 13

Dear Mr. Hansen:

On behalf of New Suncadia LLC., Please accept the enclosed request and supporting documentation for an amendment to the Site Development Plan for Phase 1, Division 13.

Tab 1 - Revised Project Narrative
Tab 2 - Site Development Plan Exhibit for Phase 1, Division 13B
Tab 3 - Preliminary Site and Utility Engineering Summary
Tab 4 - Conceptual Utilities Exhibit
Tab 5 - Exhibit M as revised for Phase 1, Division 13B

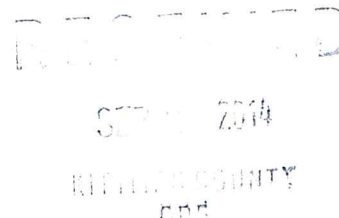
Please contact me with any questions. Your courtesies and attention to this matter are greatly appreciated.

Very truly yours,


F. Steven Lathrop
FSL/rlc

Enclosures

cc: New Suncadia LLC
ESM Consulting Engineers, LLC



Suncadia – Phase 1 Division 13 (LP-08-00010) received Preliminary Plat Approval on May 20, 2008, by way of Kittitas County Resolution No. 2008-74. The project was to be developed into 78 high density attached and detached residential units two phases. The final plat of the first phase, Phase 1 Division 13A, for 31 lots was duly approved by the Kittitas County Board of Commissioners and recorded on August 21, 2008, in Book 11 of Plats, pages 163 through 168, and under Kittitas County Auditor’s File No. 200808210001.

The then developer (Bennett-SFS LLC) subsequently determined a need for changes to the areas of certain lots and Tract AC-1 of Phase 1, Division 13A and requested an amendment to what had been finally approved. The amendment to Phase 1, Division 13A (LP-09-01) was approved June 16, 2009, pursuant to Kittitas County Resolution No. 2009-86, which approval also noted an allowance for completing the project in three phases.

New Suncadia LLC now owns all the remaining property for which final plat approval has not yet been granted, and neither Bennett-SFS LLC nor any other third party holds any beneficial interest. New Suncadia has elected to reduce the number of units for the remaining area to 11 detached, single family residential lots to be developed as a single phase and to provide for revised open space.

Requested action:

Administrative approval of the revised Site Development Plan for Phase 1, Division 13B pursuant to Section 5.1(b) and (d) of the Development Agreement, as described below.

Revised Site Development Plan for Resort Core Phase 1 Division 13B

The Site Development Plan for Phase 1, Division 13 was submitted and approved by the County Planning Commission April 22, 2008, for 78 high density attached and detached residential units. Sections 5.1(b) and (e) of the Development Agreement now provide for administrative approval by the Planning Director of an amendment to a Site Development Plan that is consistent with prior approvals. The proposed changes to the Phase 1, Division 13 Site Development Plan consist only of a reduction in the number of residential lots and the resultant modification of lot boundaries, which are consistent with all prior approvals. The previously approved use for detached residential units is unchanged. The following supplements, restates and amends the project narrative required by Section 5.1(h) as previously submitted.

(1) A vicinity map showing the location of the Resort area encompassed within such plan.

The enclosed Site Development Plan exhibit includes a vicinity map.

(2) A map of the applicable site drawn to an appropriate scale depicting the following:

- (i) ***Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.***

The Phase 1 Division 13B construction consists of 11 single family residential lots (primarily second or vacation homes) and open space.

- (ii) ***Boundaries and lot lines for all parcels and lots.***

Refer to the Site Development Plan for boundary configuration of Division 13B.

- (iii) ***Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.***

Refer to the Site Development Plan exhibit for elevation contours.

- (iv) ***Names and dimensions of public roads bounding or near the site.***

See the Vicinity Map on the Site Development Plan exhibit for this information.

- (v) ***Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.***

Refer to the Site Development Plan, the Preliminary Site and Utility Engineering Summary, and the Conceptual Utility Plan for preliminary planning for drainage and utility extensions. Site grading will be associated with the development of the parcel only. The estimated grading quantities are approximately 6,000 cubic yards of cut and approximately 7,000 cubic yards of fill.

- (vi) ***Location of all buildings identified by type of use.***

Refer to the Site Development Plan exhibit.

- (vii) ***Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.***

Each residence in the division would include dedicated on-site parking that would vary per individual residence.

- (viii) ***The location, type and dimensions, and names of roads and driveways.***

The locations of the proposed Division 13B driveways are shown on the Site Development Plan Exhibit.

- (ix) *The location, type and dimensions, of Developed On-Site Recreational Facilities.*

Refer to the Site Development Plan exhibit and section (4), below.

- (x) *The locations and calculations of the total area of Open Space and percentages.*

The proposed Division 13B development is a re-plat of Tract A of Phase 1 Division 13 and includes two open space areas.

- (xi) *Proposed location of fire protection facilities.*

Fire hydrants have been provided along Big Hill Drive per County fire protection standards. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at the northwest intersection of Bullfrog Road and Firehouse Road. In addition, Resort Services operates limited fire fighting.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The Division 13B project site slopes generally towards the north. Big Hill Drive borders the south side of the project. Future Development Tract Z-5 and Tract OS-4 of Phase 1, Division 9 border the north side of the project.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.

This Site Development Plan includes 11 detached resort residential lots spaced on 4.6 acres and two community open space/recreation tracts on 1.2 acres.

(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.

Road and parking edges and drainage ditches:

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed.

Un-irrigated sites:

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur, as needed to reestablish desired vegetation cover levels. For a period of two growing seasons following installation, hand watering with a watering truck may be provided, as necessary. Also as necessary, a second hydroseed application a year after the first application may be completed, to obtain the desired vegetation cover along the road edge.

(6) Provisions to ensure permanence and maintenance of Open Space

The property consists of two community/recreation open space tracts (Tract X - 1.14 acres to be designated OS-1; and Tract Y - 0.09 acres to be designated OS-2) which will be owned and maintained as provided by the CC&Rs.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.

The development will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.

Refer to the Preliminary Site and Utility Engineering Summary in this submittal for a description and illustration of the proposed utility infrastructure.

(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.

The proposed Division 13B development is anticipated to begin Winter 2014 and be completed by Winter 2015. All staging will be confined to the property.

(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.

N/A

(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.

There are no known deviations between the proposed Site Development Plan, as amended, and the Phase 1 General Site Plan dated February 16, 2005, and approved May 3, 2005, as amended and modified by subsequent Site Development Plans.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist included in Section 1 of the Phase 1, Division 13 Site Development Plan application dated March 5, 2008. No additional environmental review is required.

Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the Resort Core Phase 1 Division 13B.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1. Information on the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. The water demands presented in this report reflect a lower density within the resort than the demands presented in the approved WSP. The WSP was amended in 2004 to reflect these changes. Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Discussed in this part of Phase 1 Division 13B are parking, access, and illumination.

Parking

Each residence in the division would include dedicated on-site parking that would vary per individual residence.

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the project site from Bullfrog Road will be provided via Suncadia Trail and Big Hill Drive.

Illumination

Street lighting is provided along Big Hill Drive.

Introduction

The preliminary Stormwater Management Plan for Phase 1 Division 9 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

- (1) adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM),
- (2) an addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

The Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington dated September 2004 can also be used. The formal incorporation of this manual as part of the Suncadia MPR is forthcoming.

Design specifics addressed in this part include:

- Runoff rate/volume estimation methodology
- Infiltration facility collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Environmental Company. Construction of facilities will be by Suncadia, LLC..

Resort Core Phase 1 Division 13B is located north of the Suncadia Trail and Big Hill Drive intersection and on the north side of Big Hill Drive.

Conceptual Drainage Plan

Runoff from 11 detached resort residential units, proposed Resort Core Phase 1 Division 13 can either be dispersed or collected in catch basins.

If dispersed, roof and landscape stormwater runoff from residential units will be dispersed in a 50 foot wide vegetated buffer towards the existing golf course to the north and be incorporated within the golf course drainage system..

If collected in catch basins along Big Hill Drive, stormwater will be conveyed via swales, culverts, and storm drainage pipes offsite to proposed dispersion swales or the previously constructed downstream regional facility in the Prospector golf course. For further detail, see the Suncadia Resort Core Stormwater Conveyance Technical Information Report (TIR) prepared by ESM Consulting Engineers, LLC., dated May 16, 2006.

The reason this option is available for Phase 1 Division 13B, is because the existing systems have the capacity to accommodate either dispersion or collection. Dispersion or collection will be determined with the final project design.

The proposed drainage basins have been outlined on the Conceptual Utility Plan exhibit in Section 6 of this report.

Water Quality Treatment will be provided as discussed under the Water Quality Treatment heading.

Infiltration and Detention Facilities

As noted above in the Conceptual Drainage Plan narrative, no infiltration or detention facilities are proposed on site. The proposed project will be conveyed to proposed dispersion swales or to existing offsite infiltration and detention facilities.

Water Quality Treatment

No water quality treatment is proposed on site. Runoff from the impervious parking areas within the proposed project will be conveyed offsite to the existing Phase 1 water quality facilities. All water quality facilities have been sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours. Runoff from roof and landscaped areas will not generate pollutants and will therefore not require water quality treatment.

Overflow Routes

Each existing stormwater facility in Phase 1 has a controlled overflow structure. The overflow discharges to an overflow drainage swale or enclosed pipe where it is conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes are provided to the next downstream infiltration facility where feasible. This provides for the infiltration of stormwater even if one facility is partially clogged or out of operation.

Source of Water Supply

The City of Cle Elum has issued a Water Availability Letter for the proposed Division 13 development on January 30, 2008 which is applicable for Division 13B.

Resort Core Phase 1 Division 13B Water System Description

The proposed Phase 1 Division 13B development is located within the Phase 1 Division 9 plat. The preliminary transmission and distribution system for Phase 1 Division 9 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 9 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

As shown on the Conceptual Utility Plan exhibit in Section 5 of this submittal, the water for Division 13B will be supplied from existing 8-inch diameter water stubs along Big Hill Drive. The water main in Big Hill Drive is 12 inch in diameter. All buildings are to be fire sprinkled.

General Description

The proposed Division 13B development consists of 11 detached resort residential units spaced on 5.85 acres. The collected raw wastewater from the buildings will be conveyed by means of on-site gravity sanitary sewers to the existing sanitary sewer system in Big Hill Drive. From this location, sanitary sewer will continue via off-site existing gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

Solid Waste Management is currently being performed per the Solid Waste Management Plan dated April 13, 2006.

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
September 19, 2014

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 13B

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
	Acres	Acres	Acres	Acres	Acres
Developed Areas					
Single Family Lots (1)	4.6	280.8	285.4	526.6	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	0.0	97.0	97.0	-97.0	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	0.0	103.9	103.9	63.1	167.0
Total Developed Area	4.6	522.0	526.6	554.4	1081.0
Open Space Areas					
Private Open Space (5)	0.0	381.6	381.6	178.4	560.0
Future Development Tracts	0.0	737.5	737.5	-737.5	0.0
Access Tracts	0.0	3.1	3.1	6.9	10.0
Vegetated ROW Area	0.0	87.6	87.6	46.4	134.0
Community/Recreation	1.2	181.8	183.0	239.0	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River Corridor	0.0	276.0	276.0	797.0	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	281.9	281.9	357.1	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	1.2	2823.0	2824.2	2414.8	5239.0
Total Plat Area	5.8	3344.9	3350.7	2969.3	6320.0
Open Space Percentage	20.7%	84.4%	84.3%	81.3%	82.9%

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

*Prior plats included in total:

- Phase 1-Division 1
- Phase 1-Division 2
- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 Divisions 6-9
- Phase 1 Division 8 SDP Land Use (not a plat)
- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
- Phase 1 Division 5
- Phase 1 Division 4
- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9