

Kittitas Community Development Services
Attention: Jamey Ayling
411 N Ruby St, Suite 2
Ellensburg, WA 98926

Re: Suncadia Development Agreement Extension

I am a Suncadia homeowner writing in response to the County's request for public comment on the proposed extension of the Suncadia Development Agreement. I support responsible and well-planned development. However, I believe it is premature to extend the agreement when it appears the developer has not demonstrated full compliance with its existing obligations.

The Development Agreement includes numerous commitments related to infrastructure delivery (I am particularly concerned about Suncadia's requirement to provide improvements to the waste water and sewage infrastructure, and believe that the rapid pace of development has outpaced their required improvements. There are areas throughout the resort that smell or sewage which could indicate that the existing system is already over capacity.), public amenities, environmental mitigation, and cost allocation. These commitments were intended to protect residents, the public, and the County. To date, it is not clear that all such obligations have been fully satisfied or independently verified.

Approving an extension without a documented compliance determination risks transferring unresolved obligations to homeowners, future purchasers, or the County itself. It also weakens the enforceability of development agreements generally by signaling that compliance is optional.

Before any extension is considered, I respectfully request that the County require a comprehensive written compliance review of the existing Development Agreement. That review should document compliance status in detail and identify any outstanding obligations that must be cured.

If the County elects to proceed with an extension process, it should be expressly conditioned on independent verification of compliance, with no waiver of prior noncompliance and with clear enforcement mechanisms for remaining obligations. This approach supports transparency, accountability, and public trust.