

**From:** [Mark Lucas](#)  
**To:** [Jamey Ayling](#)  
**Cc:** [Mark Lucas](#); [normthomas@outlook.com](mailto:normthomas@outlook.com)  
**Subject:** Suncadia Development Agreement Extension  
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Kittitas Community Development Services  
Attention: Jamey Ayling  
411 N Ruby St, Suite 2  
Ellensburg, WA 98926

Re: Suncadia Development Agreement Extension

Before considering any extension of the Suncadia Development Agreement, the County should first determine whether the developer has complied with the agreement currently in force. Based on publicly available information, not all obligations have been fulfilled.

The Development Agreement includes enforceable requirements for infrastructure, environmental mitigation, public access, and financial responsibility.

I am a Suncadia homeowner who supports responsible development. However, extending an agreement while obligations remain unmet shifts risk away from the developer and onto residents and the County.

For example;

1. Shifting sewer responsibilities through the sale of water and sewers utility. As a result dollars that were collected as part of the purchase of lots were not carried forward to the new utility.
2. Why is there a restriction on mailboxes. Every lot should come with a mailbox.
3. Why did the developer not approve cement board for siding years ago to protect the community.

I respectfully request that the County conduct a written compliance review and require resolution of outstanding obligations prior to any extension decision.

Regards,

Mark Lucas  
206-288-3437  
470 Rocking Chair Rd, Cle Elum, WA 98922