From:	Val OLeary
To:	Jamey Ayling
Subject:	Suncadia Extension
Date:	Friday, January 23, 2026 4:16:46 PM
Attachments:	Kittitas Community Development Services.docx

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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

My name is Valerie OLeary, and I am a homeowner in Suncadia. I am submitting this public comment in response to Kittitas County's request for input regarding the proposed extension of the Suncadia Development Agreement.

The current Agreement includes obligations related to infrastructure phasing, public amenities and access, environmental mitigation, and other performance commitments that were part of the original approvals. Given the age and maturity of the project, it is not clear from the public record which of these obligations have been completed, which may have expired by their own terms, and which, if any, remain outstanding.

For the past three years the area has experienced reduced hydrological events, and the number of developments besides Suncadia are on the rise. I am very concerned about the availability of water going forward. The demographics of homeowners is changing with more people living here permanently rather than vacation homes. This assumption should be reviewed for its impact on water usage. Is Suncadia compliant with their water rights?

My other area of concern is open space. I have concerns with how this is calculated. My understanding is that areas around the houses are counted as open space. The newer sections of Suncadia appear to have bigger building envelopes than the original homes. I think that calculation needs to be audited for compliance.

Also, why is the request for 15 more years? When you add that to the existing 5 years, that is another 20 years. I think the extension should be for something less, maybe 10 more years.

Granting an extension without first establishing a clear, written record of compliance risks allowing unresolved obligations to be the new standard. It becomes significantly harder to enforce earlier requirements, particularly those tied to timing or early phases of development after the extension has been granted.

Since there are five years remaining I would like for the County to review and verify compliance with the existing Development Agreement before considering any extension.

Valerie OLeary