



STAFF REPORT

Proposed Development Agreement Extension for Suncadia MPR

TO: Kittitas County Board of County Commissioners

FROM: Jamey Ayling, Planning Manager

DATE: February 17, 2026, Open Record Public Hearing

I. GENERAL INFORMATION

Description and History: Suncadia, obtained preliminary approval for the Master Planned Resort through Ordinance 2000-16 on October 10, 2000. The request is for an amendment to the existing Amended and Restated Development Agreement between Kittitas County and Suncadia LLC, dated December 2, 2008, adopted under resolution No. 2009-37 and subsequently amended by Resolution numbers 2009-78, 2012-032, 2012-101, and 2021-100. The proposal included a MPR rezone which envisioned a long-term, phased development that includes up to 4,650 accommodation units, a resort core, recreation facilities, commercial uses, and substantial open space conservation areas. The Existing DA includes provisions for a 30 year expiration period which ends on October 10, 2030, upon approval, the amended Development Agreement would expire on October 9, 2045.

Location: Suncadia is located in an unincorporated area of Kittitas County and is accessed off of Highway 903 and bullfrog Road. The subject property is approximately a total of 6,320 acres and is located west of US HWY 903, and north of Bullfrog Road east of Interstate 90.

II. SITE INFORMATION

Total Property Size: 6,320 acres
Number of Lots: approximately 1,700 of the 4,650 Accommodation units that have been approved through Master Planned Resort; no new lots are being proposed through the Development Agreement
Domestic Water: Group “A” System
Sewage Disposal: Sewage treatment City of Cle Elum
Power/Electricity: Puget Sound Energy
Fire Protection: Kittitas County Fire District #7
Irrigation District: N/A

Site Characteristics:

North: Lake Cle Elum and forest cover.

South: Bullfrog Road and Interstate 90.

East: Ronald and Roslyn, forest cover

West: Yakima River and Interstate 90

Access: The site is accessed off of Hwy 903 and Bullfrog Road.

III. ADMINISTRATIVE REVIEW

Application Submittal: A Development Agreement application was submitted to Kittitas County Community Development Services Department on September 29, 2025.

Deem Complete: After additional information was provided, this application was deemed complete on December 16, 2025.

Notice of Application: The Notice of Application for the Development Agreement was issued on December 18, 2025. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on January 26, 2026. Numerous public comments were received.

Public Hearing: A public hearing for Board of County Commissioners consideration of the Suncadia Development Agreement was scheduled for February 3, 2026 at 2:00 pm in the Commissioners Auditorium, and continued to February 17, 2026.

IV. ENVIRONMENTAL REVIEW

Pursuant to WAC 197-11-800 the development agreement is utilizing the previously adopted SEPA FEIS dated April 10, 2000 as part of the original Suncadia Rezone to Master Planned Resort.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included as exhibits in the indexed project file.

Public Comments: forty-nine (49) comments from the public were received regarding this proposal and have been included as exhibits in the indexed project file.

VII. DEVELOPMENT AGREEMENT REVIEW

Staff has completed a thorough review of this draft DA and went through several rounds of review prior to issuing this staff report and the following recommendation. Staff first requested additional information from the applicant on June 10. This first round of review requested clarifications on what is being requested and ultimately the only change to the original approval outlined in Ordinance 2000-16 is to request a 15 year extension to the expiration date. Comments were submitted to the applicant and a response by the applicant was provided on February 6, 2026. Staff has reviewed the applicants response matrix along with an extensive compliance matrix and concurs that the current compliance status is accurate.

VIII. RECOMMENDATION

As discussed in the Findings of Fact below and explained above, staff finds that the application is consistent with the Kittitas County Comprehensive Plan, Development Regulations, and Ordinance No. 2000-16. Staff recommends approval of the proposed Development Agreement extension, subject to the following findings of fact and conclusions:

Staff Findings of Fact

1. A Development Agreement application was submitted to Kittitas County Community Development Services department on September 29, 2025. After additional information was provided, this application

was deemed complete on December 16, 2025.

2. The Notice of Application for the Development Agreement was issued on December 18, 2025. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on January 26, 2026. Multiple public comments were received.
3. The existing Development Agreement includes provisions for a thirty year timeline to complete the MPR from the date of DA approval.
4. The approved Suncadia Master Planned Resort project is located in an unincorporated area of Kittitas County and is accessed off of Hwy 903 and Bullfrog Road in portions of Sections 11,13,14,15,18,19,20,21,23,24,25,28,29,30, & 31 all within T 20N., R 14E., W.M. in Kittitas County.
5. The subject property is zoned “Master Planned Resort”.
6. Correspondence following the Notice of Application was received during the 30-day comment period for the development agreement application. 43 comments were received.
7. Pursuant to WAC 197-11-600(4)(a) the County has adopted the SEPA FEIS issued on April 10, 2000 as part of the original Suncadia Master Planned Resort.

Staff Conclusions:

1. The proposed development agreement is consistent with the county’s comprehensive plan, all applicable county development regulations, and Ordinance No. 2000-16.

Based upon these conclusions and findings of fact, staff makes recommendation to approve the development agreement extension with the following Conditions

Conditions:

1. Performance reviews with Kittitas County Community Development Services verifying compliance with conditions A-1 through G-1 of Exhibit F-1 of original Development Agreement shall be completed annually from the date of approval of the extension agreement.
2. Extension of Development Agreement shall expire October 9, 2045.
3. Any new gates installed shall require permitting from the County Fire Marshal’s office.
4. Emergency Egress shall be available both directions in and out of the MPR per the clarification memo and pursuant to Exhibit J.

Attachments: Proposed Suncadia Development Agreement
DV-25-00001 Suncadia Development Agreement Master File