



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

NOTICE OF APPLICATION / NOTICE OF PUBLIC HEARING

Project File Number: DV-25-00001

Project Name: Suncadia Development Agreement

Applicant: Suncadia Resort LLC.

Agent: Mark Thorne, authorized agent for Suncadia Resort, LLC.

Notice of Application: December 18, 2025

Application Received: September 29, 2025

Application Complete: December 16, 2025

Location: The subject property is approximately a total of 6,320 acres and is located North of Bullfrog Road and West of Hwy 903, portions of sections 11,13, 14, 15, 23, 24, & 25 within T 20N., R 14E and sections 17, 18, 19, 20, 21, 28, 29, 30, & 31 T 20N, R15E., W.M. in Kittitas County.

Proposal: Suncadia Resort, LLC, obtained approval for the Suncadia Master Planned Resort with associated development agreement under Ordinance # 2000-16 on October 10, 2000. Pursuant to the conditions of the approval, Suncadia Resort, LLC has submitted a draft amendment to the Development Agreement. The draft Development Agreement includes provisions including, but not limited to, allowed uses, development standards, timelines, and mitigation measures. The specific request of the amendment is to extend the development project deadline from 30 to 45 years from the Development Agreement approval date, said expiration date being October 9, 2045.

Materials Available for Review: The submitted application, draft agreement, and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or by navigating to <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and then to “Development Agreements” and then to the project file number. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on January 26, 2026. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): 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 Mountainstar, Master Planned Resort. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing is scheduled before the Board of County Commissioners on February 3, 2026 at 2:00 p.m. in the Commissioners Auditorium, 205 W 5th Ave STE 109 Ellensburg, WA

Required Permits: Final Development Plan (previously approved)

Required Studies: To be determined during comment period, if any.

Designated Permit Coordinator (staff contact): Jamey Ayling (509) 962-7065; email at jamey.ayling@co.kittitas.wa.us.