



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

DEVELOPMENT AGREEMENT

(A legislative action allowing different or additional development regulation per KCC 15A.11)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

WHEN IS A DEVELOPMENT AGREEMENT USED?

A development agreement is a typically used for large, complex, or phased projects, or projects which were not contemplated by existing development regulations or application procedures. A development agreement may include provisions which are different or in addition to other county development regulations, as long as impacts are mitigation. Procedures are described in detail in Chapter 15A.11. The County shall only approve a development agreement by ordinance or resolution after a public hearing. The hearing shall be before the Board of County Commissioners, unless otherwise assigned.

REQUIRED ATTACHMENTS

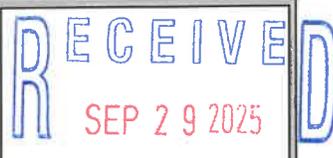
- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc. - **Attached as Exhibit A**
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) - **N/A**
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

\$880.00 Kittitas County Community Development Services (KCCDS)

\$880.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <u>Jessie Rosenow</u>	DATE: <u>9/29/25</u>	RECEIPT # <u>CD25-02099</u>	

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Mark Thorne
Mailing Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 970.376.2749
Email Address: mthorne@suncadia.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Jeff Slothower
Mailing Address: 415 E Mountain View Avenue, Suite 302
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509.925.6916 (ext 1)
Email Address: jslothower@lwhsd.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Tucker Stevens
Mailing Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 406.579.0451
Email Address: tstevens@suncadia.com

4. Street address of property:

Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

Attached as Exhibit B

6. Tax parcel number: Attached as Exhibit C

7. Property size: 6,320 (acres)

8. Land Use Information:

Zoning: Master Planned Resort Comp Plan Land Use Designation: Resort Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Give specific reasons why this project is suitable for a development agreement.**
- 11. **Which development standards set forth in KCC 15A.11.020(5) will be included in this development agreement?**

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

X *Jeff Slothower*
Jeff Slothower (Sep 29, 2025 15:08:47 PDT)

Date:

09/29/2025

**Signature of Land Owner of Record
(Required for application submittal):**

SUNCADIA RESORT LLC
a Delaware limited liability company

By: LCIF Suncadia LLC
a Delaware limited liability company
its managing member

Date:

By: *Mark Thorne*
Mark Thorne (Sep 29, 2025 13:58:13 PDT)

09/29/2025

Name: Mark Thorne

Its: Senior Vice President