

**SUNCADIA RESORT LLC
DEVELOPMENT AGREEMENT EXTENSION
PROJECT NARRATIVE**

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Kittitas County CDS

Project Overview

Suncadia Resort LLC (“Suncadia”) respectfully submits this request to Kittitas County for an amendment to the existing Amended and Restated Development Agreement by and between Kittitas County and Suncadia LLC, dated December 2, 2008, adopted under Resolution No. 2009-37 and subsequently amended by Resolution Nos. 2009-78, 2012-032, 2012-101, and 2021-100 (collectively, the “Development Agreement”).

The Suncadia Master Planned Resort was envisioned and approved as a long-term, phased development that includes up to 4,650 accommodation units, a resort core, recreation facilities, commercial uses, and substantial open space and conservation areas.

Request Summary

The current term of the Development Agreement is 30 years, expiring on October 9, 2030. The Suncadia is seeking an extension of the term by an additional fifteen (15) years, through October 9, 2045, and to amend the Development Agreement accordingly.

The scope of this request is *limited* to the extension of the term of the existing Development Agreement. Please see proposed *Second Amendment of Amended and Restated Development Agreement by and between Kittitas County and Suncadia Resort LLC* and proposed *Resolution Adopting and Authorizing the Chair’s Signature*, both of which are attached hereto as Exhibits D and E, respectively.

Justification for Extension

Of the 4,650 allowed units, Suncadia currently has approximately 1,700 units comprising a mix of single-family homes, condominium/multi-family units and hotel accommodations that have either been completed or are currently under construction.

Given past and current market conditions and development timelines, additional time is necessary to support the continued and successful buildout of the project. This requested extension will help ensure that Suncadia can deliver on the long-term vision previously approved by the County while continuing to provide ongoing and substantial fiscal benefits to the County, together with all other public benefits that are and will be derived therefrom.

SEPA Applicability

This application seeks only to extend the term of the existing Development Agreement with no changes to permitted uses or development standards. As such, Suncadia understands that no new SEPA Checklist is required. The Final Environmental Impact Statement, as amended (“FEIS”) issued by the County and subsequent environmental documentation remain in effect.

Conclusion

The requested extension will support the continued, successful implementation of the Suncadia Master Planned Resort in alignment with the original vision approved by Kittitas County. This extension is not only critical to maintaining project momentum but also serves the best interest of both the public and the County by promoting long-term economic development, and responsible land use planning.

We appreciate your consideration of this request.