



MEMORANDUM

Date: December 15, 2025

To: Chad Bala, *Director Kittitas County Community Development Services*

From: Tucker Stevens and Mark Thorne, Suncadia Resort

RE: Suncadia Development Agreement Extension Request – Clarification on Emergency Egress

To support the Suncadia Development Agreement extension request, this memo provides clarification regarding emergency egress from and through Suncadia Resort as requested by Kittitas County. Specifically, this memo describes a commitment by Suncadia to provide for emergency egress routes from the surrounding community in upper Kittitas County through the resort during an emergency evacuation.

Two exhibits are included as part of this memo. The first shows the official Suncadia and Tumble Creek evacuation routes that we provide to our residents (“MPR Evacuation Routes”). This directs traffic to Suncadia’s two access points at Swiftwater Drive / Highway 903 and Suncadia Trail / Bullfrog Road, both of which can be used during emergency evacuations. Exhibit 2 shows four existing gated locations that we believe would be good routes for supporting emergency evacuations from the surrounding communities if those gates were opened during said emergency. Vehicles from the surrounding community could drive through Suncadia and avoid potentially congested roads in Ronald or Roslyn. These gated locations include a gate at Nelson Farm, a gate near Fire District #7 off Bullfrog Road, a gate near the Roslyn Cemetery connecting Nelson Dairy Road and Swiftwater Drive, and a gate off Steam Gin Loop connecting to Highway 903.

The current Development Agreement Exhibit J Section 3 “Roads & Non-motorized Facilities” allows access tracts to be designated as emergency access. When originally written, this section of the Development Agreement was likely intended only for the Master Planned Resort. However, concurrent with the extension request and per comments by the County, Suncadia is proposing that this Section of the Development Agreement be interpreted as providing for emergency access in *both* directions thereby providing for additional community wide egress options. The identified emergency access tracts described above and shown in the provided Exhibits and as designated pursuant Exhibit J will be available in case of an emergency to the surrounding communities.

Sincerely,

Tucker Stevens and Mark Thorne

Exhibit 1



This evacuation route exits to 903. This can be a route to exit Suncadia, or to receive evacuation traffic from Ronald / Lake Cle Elum

- Tumble Creek Route 1 (Easton Evacuation–6.75 miles–Improved Dirt Road)
- Tumble Creek Route 2 (Jenkins Evacuation–2.5 miles– 2 Lane Asphalt Road)
- Tumble Creek Route 3 (Utility Corridor 6A Evacuation–2.0 miles–Improved Dirt to 2 Lane Asphalt Road)
- Tumble Creek Route 4 (Utility Corridor 6B Evacuation–1.5 miles–Improved Dirt Road)
- Suncadia Route 1 (Winston Evacuation–3.0 miles–2 Lane Asphalt Road)
- Suncadia Route 2 (Dairy Evacuation–1.2 miles–2 Lane Asphalt Road)
- Suncadia Route 3 (903 Evacuation–1.0 miles–2 Lane to 1 Lane Asphalt Road)
- Suncadia Route 3B (Firehouse Evacuation–0.75 miles–2 Lane Asphalt Road)
- Suncadia Route 4 (Bullfrog Evacuation–2.5 miles–2 Lane Asphalt Road)

**Exhibit 2: Suncadia Emergency Evacuation Access Locations
December 2025**

Existing gate location and proposed evacuation point:
Connects Nelson Dairy Road and Nelson Farm

Existing Suncadia Entrance at Swiftwater Drive and 903; located 1.5 miles up Swiftwater Drive

Existing gate location and proposed evacuation point:
Connects Nelson Dairy Road and Swiftwater Drive

Existing gate location and proposed evacuation point:
Connects Steam Gin Loop and Highway 903

Existing gate location and proposed evacuation point:
Firehouse Road and Bullfrog Road

Main Suncadia Entrance at Suncadia Trail and Bullfrog Road

