



July 05, 2022

Kelly Bacon, Planner I
Kittitas County Community Development Services
411 North Ruby Street, Ste 2
Ellensburg, Washington 98926

Sent via email: Kelly.Bacon.cd@co.kittitas.wa.us

RE: LPF-22-00004 Suncadia Phase 2 Division 7 Final Plat Comment – Applicant Responses

Dear Kelly:

Suncadia Resort LLC is submitting this letter in response to the transmittal of final plat comments regarding the Suncadia Phase 2 Division 7 Block 1 Final Plat LPF-22-00004. Below you will find responses to each of the comments. Please let me know if there are any questions.

Public Works Comments & Applicant Responses:

PW-1. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.

Response: There are currently 1,222 physical water connections. There are also water connections for Ready-to-Serve lots (530) with a total of 1,752 possible connections.

The Washington Department of Health (DOH) has approved 1,501 water connections under the current Suncadia water system plan back in 2016. A connection is defined as an equivalent residential unit (ERU). For residential, water demand is considered a single ERU. For hotel, resort, commercial, and other non-residential users, average water demand is forecasted based on usage and then converted to ERUs. The Suncadia water system calculates ERUs based on the following assumptions:

- Average Daily Demand = 153 gal/day per person
- 3.75 people per residence
- Total Average Daily Demand/ERU = 574 gpd

Suncadia Water Company tracks the number of connections/ERUs added since 2016, by adding the total number of new physical single-family connections to the number of ERUs from other users (average daily use / 574 gal/ERU).

The Suncadia ERUs are calculated by taking total amount of potable water purchased from the City of Cle Elum per year and applying this equation:



Total gallons purchased, divided by 574 gal/ERU, divided by 365 days:

• Consumption 2018	121,838,090	582 ERUs
• Consumption 2019	121,740,052	581 ERUs
• Consumption 2020	138,506,720	661 ERUs
• Consumption 2021	158,786,972	758 ERUs

This calculation provides an ERU count based on the actual amount of potable water purchased from the City of Cle Elum and it is a much smaller number than what we are showing for physical connections.

In summary, the allowed DOH number of ERUs are 1,501 and while a total of possible connections is 1,752, the actual existing ERUs counted based on water purchase are 758. Therefore, adequate water capacity is provided.

PW-2. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

Response: a Residential Customer Equivalent (RCE) report is provided to the City of Cle Elum annually. A residential lot is considered a single connection. As of October 31, 2021, the RCE count was residential (998) and commercial (31), for a total of 949. With the recent plats of Winemaker's Cabins (26), Division 1 (36), and Division 6 (42), TC Division 17 (75) and Division 7 (148) the RCE report single connections adds up to 1,053. The total available sewer connections are 3,787 and adequate sewer capacity is provided.

PW-3. In lieu of completion of any required public or private improvements prior to final approval, a performance guarantee is required.

Response: Suncadia will provide bond/performance guarantee based on the Kittitas County Public Works approved bond amount prior to Public Works approval of final plat.

PW-4. Pursuant to previous Suncadia plat approval, the gate at Swiftwater Drive and Hwy 903 is to be opened. Please provide evidence of the gate being opened and the roadway available for use.

Response: the gate at Swiftwater & Highway 903 is to be a multi-phased process, starting with Suncadia providing a design and estimate to be prepared and sent to County Public Works for review. While the design and construction of the revised entry/exit to the resort is under consideration, Suncadia has administratively opened the gate during normal construction hours as agreed to during the preliminary plat condition. An email from Suncadia of administratively opening the gate has been sent to Kittitas County Public Works on May 20, 2022 and forwarded per request on 6/17/2022.

PW SURVEY Required Changes:

- 1. Sheet 4 – The North line of NW ¼ of Section should show a “tick mark” to show the line limits.*
- 2. Sheet 4 - The North line of OS-7 should show a bearing. While this is available on other sheets, it*



is somewhat difficult to find.

3. *Sheet 6 – The area of Lot 81 does not match the Lot Closure report.*
4. *Sheet 9 – The area of Lot 7 does not match the Lot closure report.*
5. Sheet 10 – The area of Lot 11 does not match the closure report.
6. Sheet 11 – Please label Tract OS-2 on this sheet.

Applicant Response: Revisions made to the final plat documents that are attached digitally to this correspondence.