


Preliminary Approval Condition(s)	Applicant Response	Staff Review
1. The project shall proceed in substantial conformance with the plans and application materials on file dated June 4, 2024 except as amended by the conditions herein	Final plat is in substantial conformance with what was submitted.	
2. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate permits and approvals.	Acknowledged and will be complied with.	
3. This application is subject to the latest revision of the MountainStar Development Agreement. The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.	Acknowledged and will be complied with. Condition C-16 requirements of the Development Agreement and as expressed in the Transfer Agreement attached as Exhibit 3-A. Condition C-17 requirements of the Development Agreement and as expressed in the Transfer Agreement have been submitted to Kittitas County Public Works via email 2/28/2023.	
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.	Acknowledged.	
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Closures are included in the plat submittal documents.	
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement	Acknowledged and plat is in conformance.	
7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.	Contact information is provided for the surveyor signing this plat.	
8. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.	Acknowledged and will be complied with.	
9. A private road is required to be named when more than five addresses are assigned on a roadway. A Private Road Name application from Kittitas County Public Works will be required for each road.	Road name applications have been submitted to Kittitas County Public Works and the private road names have been approved and reflected on the final plat documents.	
10. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.	Acknowledged and will be complied with.	
11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.	Acknowledged. Civil plans have been submitted to Kittitas County Public Works and Suncadia is awaiting any comments to address prior to final plat approval.	
12. The applicant shall provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.	Acknowledged. Civil plans and storm water design/calculations have been submitted to Kittitas County Public Works.	

<p>13. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included with such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.</p> <p>Exhibit F-1 Suncadia MPR Conditions of Approval:</p> <p>A-2 (a) Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.</p>	<p>Acknowledged and will be complied with.</p>	
<p>14. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.</p>	<p>Acknowledged and will be complied with.</p>	
<p>15. The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. Applicant shall also provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.</p>	<p>Complete: See attached "Exhibit 13-A" detailing the inventory of equivalent residential units.</p>	
<p>16. Applicant shall provide survey corrections for the final long plat: Controlling corners will need to be shown. As a minimum, corners between new division lines shall be set and shown on the face of the plat. Wanawish Loop shall be identified as being a "Private 40" Paved ROW.</p>	<p>The division lines are the lot lines which are shown as being monumented. Wanawish Loop has been labeled as a 40' Private ROW.</p>	
<p>17. The applicant shall adhere to the conditions outlined in the Master Planned Resort conditions of approval, specifically condition C-17 Monitoring Program.</p>	<p>Complete: Traffic Monitoring Report satisfying Development Agreement Condition C-17 has been submitted to Kittitas County Public Works 10/11/2023. 2024 Report is in progress and will be distributed by year end 2024.</p>	

## Exhibit 13-A

Compliance Document Note #15. *The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. Applicant shall also provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.*

A) For water, there are currently 1,320 physical water connections. There are also water connections for Ready-to-Serve lots (431), and recent plats of Phase 3 Division 17 (75), Phase 2 Division 7 (148), Phase 2 Division 8 (72), Suncadia Social (43), and Suncadia Nelson Stream (10) bringing the total physical connections to 2,099 possible connections.

The Washington Department of Health (DOH) approved 1,501 water connections in 2016 for the resort. 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
Consumption 2022	153,919,761	735 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 total possible connection of 2,099 exceeds that number, the actual existing ERUs counted based on water consumption/purchase are 735 (2022 data). Therefore, adequate water capacity is demonstrated to be provided.

B) For sewer, 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 November 30, 2022, the RCE count was residential (1,131) and commercial (31), for a total of 1,162. With the recent plats of Phase 3 Division 17 (75 lots), Phase 2 Division 7 (148 lots), Phase 2 Division 8 (72 Lots), Suncadia Social (43), Suncadia Nelson Stream (10) the RCE report single connections add up to 1,528. The total resort-wide available sewer connections are 3,787 demonstrating adequate sewer capacity is provided for this plat.