



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: Ms. Chelsea Benner, Planner 1

COPY: Candie Leader, Administrative Assistant

DATE: September 30, 2019

FROM: Mark R. Cook, Director

RE: Phase 3, Divisions 15 and 16; Suncadia

Public Works has reviewed preliminary plat conditions Public Works set for Phase 3 Divisions 15 and 16 of the Suncadia MPR. Our comments on the request for final plat appear below for your consideration.

1. **Civil Plans**
Public Works has completed review of submitted civil plans and has not communicated desired corrections to the applicant. The applicant has not complied with condition 4 of our preliminary plat approval owing to our tardiness in responding. This does not reflect poorly on the applicant, but we have no way to satisfy our preliminary plat condition in the absence of approved civil plans.
2. **Engineering**
We have not received the required accounting of water and sewer connections defined in our July 23, 2019 preliminary plat approval. Additionally, we have repeatedly requested that an accounting of regional stormwater facility allocation be provided with each preliminary plat allowing us to review submitted stormwater designs. No such allocation has been received to date. In the absence of any accounting, we will not approve additional discharges to regional facilities.
3. In our preliminary plat approval (July 23, 2019) we notice the applicant of our potential need for traffic monitoring data. We have since verified that Interim Director Jurgens attempted to waive Suncadia traffic monitoring pursuant to a letter dated January 13, 2015 (attached as EXHIBIT 1). We will honor Ms. Jurgens attempt and not require traffic data for Phase 3 Divisions 15 and 16. We will require subsequent Suncadia plats to provide traffic on a five year cycle beginning January 1, 2020 (first report due on January 1, 2025).
4. **Survey**
The north boundary of Lot 16-31 appears to be missing a property corner symbol.

Public Works is recommending denial of final plat, Suncadia MPR Phase 3 Divisions 15 and 16 until preliminary plat conditions are satisfactory met (items 1, 2 and 4 above).