



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Dan Carlson, AICP, Community Development Services Director

Date: June 27, 2018

Subject: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on June 19, 2018 the Kittitas County Board of County Commissioners approved the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001). The project is located in the Suncadia Master Planned Resort in a portion of Section 20, Township 15 North, Range 19 East, WM in Kittitas County, bearing Assessor’s map number 20-15-19054-0006.

Copies of the Kittitas County Board of Commissioners Resolution 2018-099 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to “Long Plats” then the “Project File Number” as indicated in this notice.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is July 10, 2018.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

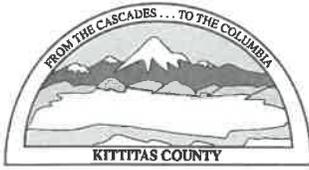
Notice of Decision
Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001)

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Dated: June 27, 2018
Publish: June 29, 2018, Daily Record
July 6, 2018, Daily Record
July 5, 2018, NKC Tribune



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"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-18-00001) Suncadia Ph. 1 Div. 15

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: June 27, 2018

I certify that the following documentation:

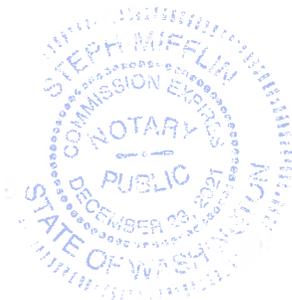
- Notice of Decision Suncadia Phase 1 Division 15

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Lindsey Ozbolt
Community Development Services Planning Official
County of Kittitas
State of Washington

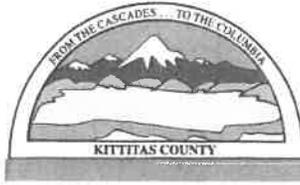
Subscribed and sworn to before me this 27th day of June, 2018



Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires:

12/23/21



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NOTICE OF DECISION

To: Interested Parties
Applicant

From: Dan Carlson, AICP, Community Development Services Director

Date: June 27, 2018

Subject: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001)

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Notice of Decision
Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001)

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Copies of the Kittitas County Board of Commissioners Resolution 2018-099 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "Project File Number" as indicated in this notice.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is July 10, 2018.

Dated: June 27, 2018
Publish: June 29, 2018, Daily Record
July 6, 2018, Daily Record
July 5, 2018, NKC Tribune

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, June 27, 2018 2:36 PM
To: Terry Hamberg (tribune@nkctribune.com); Terry Hamberg (tribune@nkctribune.com)
Subject: Notice of Decision - Suncadia Ph. 1 Div. 15 (LP-18-00001)
Attachments: LP-18-00001 Suncadia Ph 1 Div 15 NOD legal.pdf; LP-18-00001 Suncadia Ph 1 Div 15 NOD legal.doc

Good afternoon.

Please publish the attached Notice of Decision for Suncadia Phase 1 Division 15 Preliminary Plat on Thursday July 5th.

Thank you,

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, June 27, 2018 2:36 PM
To: legals@kvnews.com; Megan Woodruff (mwoodruff@kvnews.com)
Subject: Notice of Decision - Suncadia Ph. 1 Div. 15 (LP-18-00001)
Attachments: LP-18-00001 Suncadia Ph 1 Div 15 NOD legal.doc; LP-18-00001 Suncadia Ph 1 Div 15 NOD legal.pdf

Good afternoon Megan.

Please publish the attached Notice of Decision for Suncadia Phase 1 Division 15 Preliminary Plat on Friday June 29th and Friday July 6th.

Thank you,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, June 27, 2018 3:18 PM
To: Julie Kjorsvik; Tristen Lamb; Holly Erdman; Candie Leader; Taylor Gustafson; gcle461@ecy.wa.gov; scott.downes@dfw.wa.gov; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'Steve Lathrop'; Kelsey, Brianne (bkelsey@suncadia.com)
Subject: LP-18-00001 Suncadia Phase 1 Division 15 - Notice of Decision
Attachments: LP-18-00001 Suncadia Ph 1 Div 15 NOD memo.pdf; LP-18-00001 Suncadia Ph 1 Div 15 Resolution_signed.pdf

Please find attached the Notice of Decision for the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001). Additionally Resolution No. 2018-099 is also attached.

Best regards,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Environmental Health
tristen.lamb@co.kittitas.wa.us
holly.erdman@co.kittitas.wa.us

Kittitas County Public Works
candie.leader@co.kittitas.wa.us
taylor.gustafson@co.kittitas.wa.us

Department of Ecology
gcle461@ecy.wa.gov

WA Dept. Fish and Wildlife
Scott.Downes@dfw.wa.gov

WA State Department of Health
russell.mau@doh.wa.gov

Steve Lathrop
steve@lwbsd.com

Brianne Kelsey
New Suncadia LLC
bkelsey@suncadia.com

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
SUNCADIA PHASE 1 DIVISION 15 PRELIMINARY PLAT (LP-18-00001)**

RESOLUTION

NO. 2018 - 099

WHEREAS, according to the seventh version of the development agreement entered into by Kittitas County and Suncadia LLC, Kittitas County Code Title 16 relating to the Subdivision of Land, and RCW 58.17, an open record hearing was held by the Kittitas County Board of County Commissioners on June 5, 2018 for the purpose of considering a preliminary plat known as the Suncadia Phase 1 Division 15 Preliminary Plat and described as follows:

The division of 7.17 acres into 10 single-family residential lots with an access tract and a future development tract. The proposed lots range in size from 0.39 acres to 0.49 acres. All lots are proposed to be served by community water and sewer systems. The project is proposed on a site zoned Master Planned Resort (Suncadia).

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, an open record public hearing was held by the Board of County Commissioners on June 5, 2018 at 2pm in the Commissioners Auditorium; and

WHEREAS, no members of the public were in attendance to provide public comment; and

WHEREAS, a motion was made and seconded to approve the proposal as presented by staff and for staff to prepare the enabling documents; and

WHEREAS, the motion was approved by a vote of 3-0; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed preliminary plat:

Findings of Fact

1. Steven Lathrop, authorized agent for New Suncadia, LLC, submitted a Preliminary Plat application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted. The project is Phase 1 Division 15 of the Suncadia Master Planned Resort.

2. Site Information:

The subject property is located in the Suncadia Master Planned Resort. Assessor's map number: 20-15-19054-0006, parcel number 953908.

Total Project Size:	7.17
Number of Lots:	10; ranging in size from 0.39 acres to 0.49 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: Cleared, undeveloped and Cle Elum River (all within Suncadia Master Plan Resort)
South: Wooded and single family residences (all within Suncadia Master Plan Resort)
East: Condominiums and Golf Course (all within Suncadia Master Plan Resort)
West: Wooded, undeveloped (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.
4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
5. A complete long plat application and site development plan was submitted to Community Development Services on March 23rd, 2018. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads "*deemed appropriate*". A notice of application was sent to all property owners within 500 feet of the project site and noticed in the local county paper of record on April 26th, 2018.
6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.
7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, the project as proposed will observe all necessary setbacks.
8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
9. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
11. Comments were received from various agencies and are included in the index file for review. No comments were received from the general public.
12. The Phase 1 Division 15 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH).
13. Site Development Plan Approval was granted via letter from the Planning Official on May 30, 2018 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

Conclusions of Law:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

Conditions of Approval

The Board of County Commissioners finds that the following conditions are necessary to protect the public's interest.

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 23rd, 2018 except as amended by the conditions herein.
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.
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.
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.
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.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.

7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents.
8. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 10 lots created by this subdivision.
9. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
10. Lot and road dimensions are to be shown on the face of the plat.
11. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
12. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
13. 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.
14. 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.

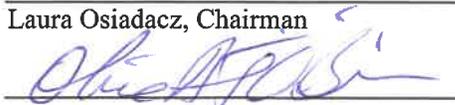
NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this 19th day of June, 2018 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

ABSENT

Laura Osiadacz, Chairman



Obie O'Brien, Vice-Chairman



Paul Jewell, Commissioner

ATTEST:

- Clerk of the Board- Julie Kjorsvik
- Deputy Clerk of the Board- Mandy Buchholz

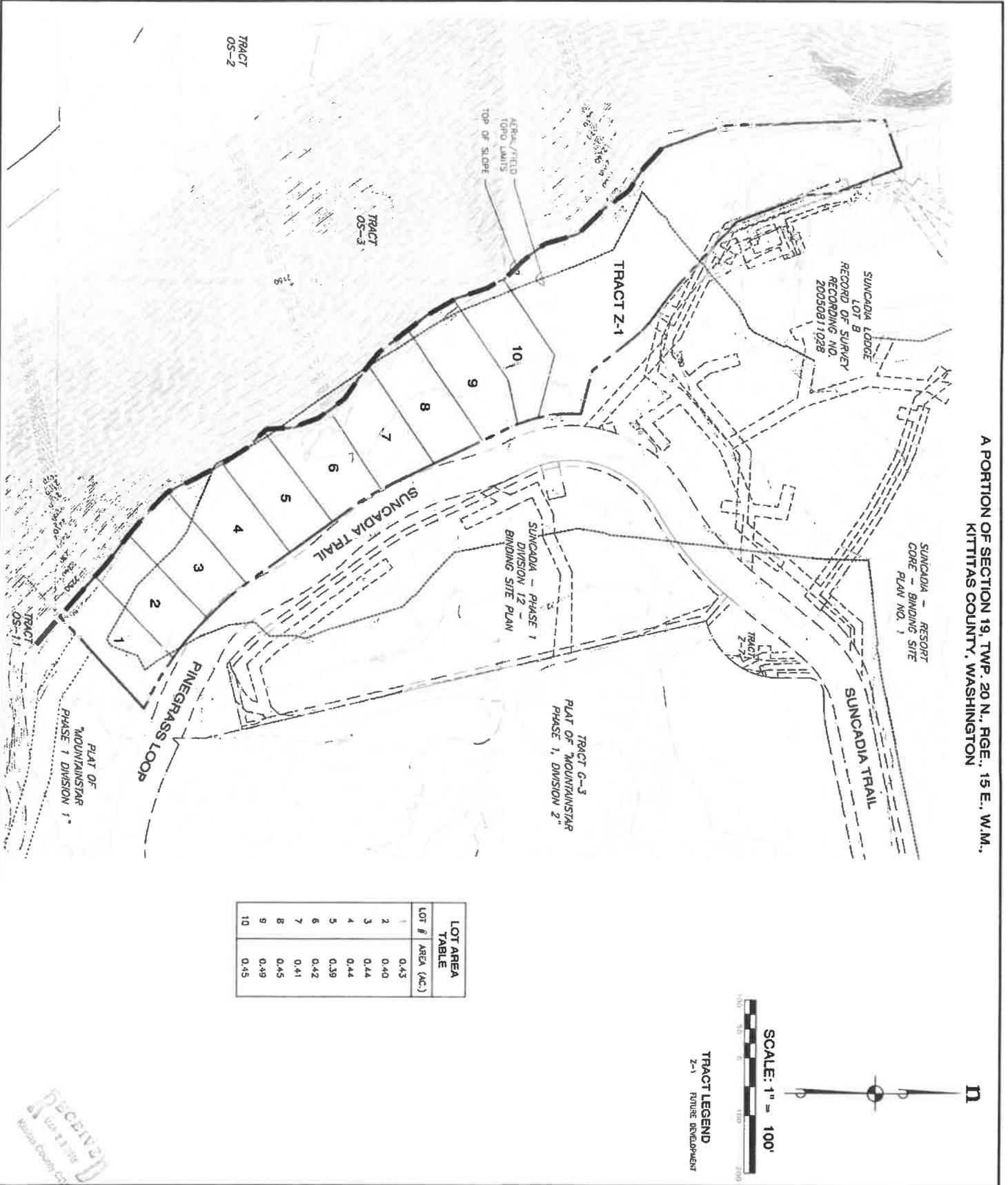


APPROVED AS TO FORM:

Neil Caulkins, Deputy Prosecuting Attorney

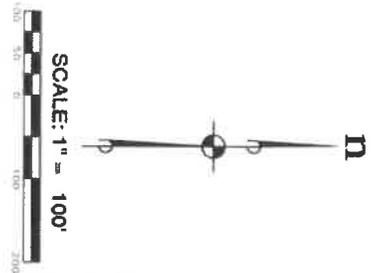
Exhibit "A"

Plotfile 3/16/2018 3:13 PM File: \\esm\long\ESM-0085\028\766\017\2-p\pp\pp-03.dwg



A PORTION OF SECTION 19, TWP. 20 N., RGE. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

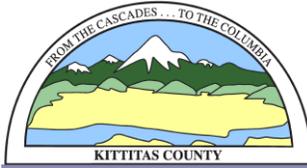
LOT #	AREA (AC.)
1	0.43
2	0.40
3	0.44
4	0.44
5	0.39
6	0.42
7	0.41
8	0.45
9	0.49
10	0.45



TRACT LEGEND
2-1 FUTURE DEVELOPMENT

<p>RECEIVED KITITAS COUNTY CLERK</p>	<p>NEW SUNCADIA LLC</p> <p>SUNCADIA PHASE 1 DIVISION 15</p> <p>PRELIMINARY PLAT</p> <p>KITITAS COUNTY WASHINGTON</p>	<p>ESM CONSULTING ENGINEERS, LLC 23400 89th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Long Building Public Works Project Management</p> <p>Land Planning Landscape Architecture</p>	<p>Job No.: 888-758-117 Drawn: PP-03 Checked: JN Date: 03/16/18 Print Date:</p>	<p>Job No.: 888-758-117 Drawn: PP-03 Checked: JN Date: 03/16/18 Print Date:</p>
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PP-03



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

AGENDA STAFF REPORT

AGENDA DATE: June 19, 2018

ACTION REQUESTED: Board of County Commissioners signature of the Resolution approving the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001).

BACKGROUND: Steven Lathrop, authorized agent for New Suncadia, LLC, submitted a Preliminary Plat application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort to Kittitas County Community Development Services on March 23, 2018. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted. The project is Phase 1 Division 15 of the Suncadia Master Planned Resort.

The subject property is located in the Suncadia Master Planned Resort. Assessor’s map number: 20-15-19054-0006, parcel number 953908. Primary access to the site is provided via Suncadia Trail.

The Board of County Commissioners conducted an open record hearing was held on June 5th, 2018 at 2pm. No members of the public were in attendance to provide public comment. A motion was made and seconded to approve the proposal as presented by staff and for staff to prepare the enabling documents. The motion was approved by a vote of 3-0.

INTERACTION: CDS Staff and Prosecutor’s office have discussed this resolution.

RECOMMENDATION: Staff recommends the Kittitas County Board of County Commissioners sign the resolution for the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001).

HANDLING: Return signed resolution to CDS Staff for issuance of the Notice of Decision and subsequent issuance of the Conditional Use Permit once all conditions have been met.

ATTACHMENTS: Resolution for signatures.

LEAD STAFF: Lindsey Ozbolt, Planning Official

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
SUNCADIA PHASE 1 DIVISION 15 PRELIMINARY PLAT (LP-18-00001)**

RESOLUTION

NO. 2018 - _____

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WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, an open record public hearing was held by the Board of County Commissioners on June 5, 2018 at 2pm in the Commissioners Auditorium; and

WHEREAS, no members of the public were in attendance to provide public comment; and

WHEREAS, a motion was made and seconded to approve the proposal as presented by staff and for staff to prepare the enabling documents; and

WHEREAS, the motion was approved by a vote of 3-0; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed preliminary plat:

Findings of Fact

1. Steven Lathrop, authorized agent for New Suncadia, LLC, submitted a Preliminary Plat application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted. The project is Phase 1 Division 15 of the Suncadia Master Planned Resort.

2. Site Information:

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Total Project Size:	7.17
Number of Lots:	10; ranging in size from 0.39 acres to 0.49 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: Cleared, undeveloped and Cle Elum River (all within Suncadia Master Plan Resort)
South: Wooded and single family residences (all within Suncadia Master Plan Resort)
East: Condominiums and Golf Course (all within Suncadia Master Plan Resort)
West: Wooded, undeveloped (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.
4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
5. A complete long plat application and site development plan was submitted to Community Development Services on March 23rd, 2018. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads "*deemed appropriate*". A notice of application was sent to all property owners within 500 feet of the project site and noticed in the local county paper of record on April 26th, 2018.
6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.
7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, the project as proposed will observe all necessary setbacks.
8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
9. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
11. Comments were received from various agencies and are included in the index file for review. No comments were received from the general public.
12. The Phase 1 Division 15 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH).
13. Site Development Plan Approval was granted via letter from the Planning Official on May 30, 2018 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

Conclusions of Law:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

Conditions of Approval

The Board of County Commissioners finds that the following conditions are necessary to protect the public's interest.

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 23rd, 2018 except as amended by the conditions herein.
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.
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.
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.
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.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.

7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents.
8. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 10 lots created by this subdivision.
9. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
10. Lot and road dimensions are to be shown on the face of the plat.
11. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
12. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
13. 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.
14. 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.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this _____ day of _____, 2018 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Laura Osiadacz, Chairman

Obie O'Brien, Vice-Chairman

Paul Jewell, Commissioner

ATTEST:

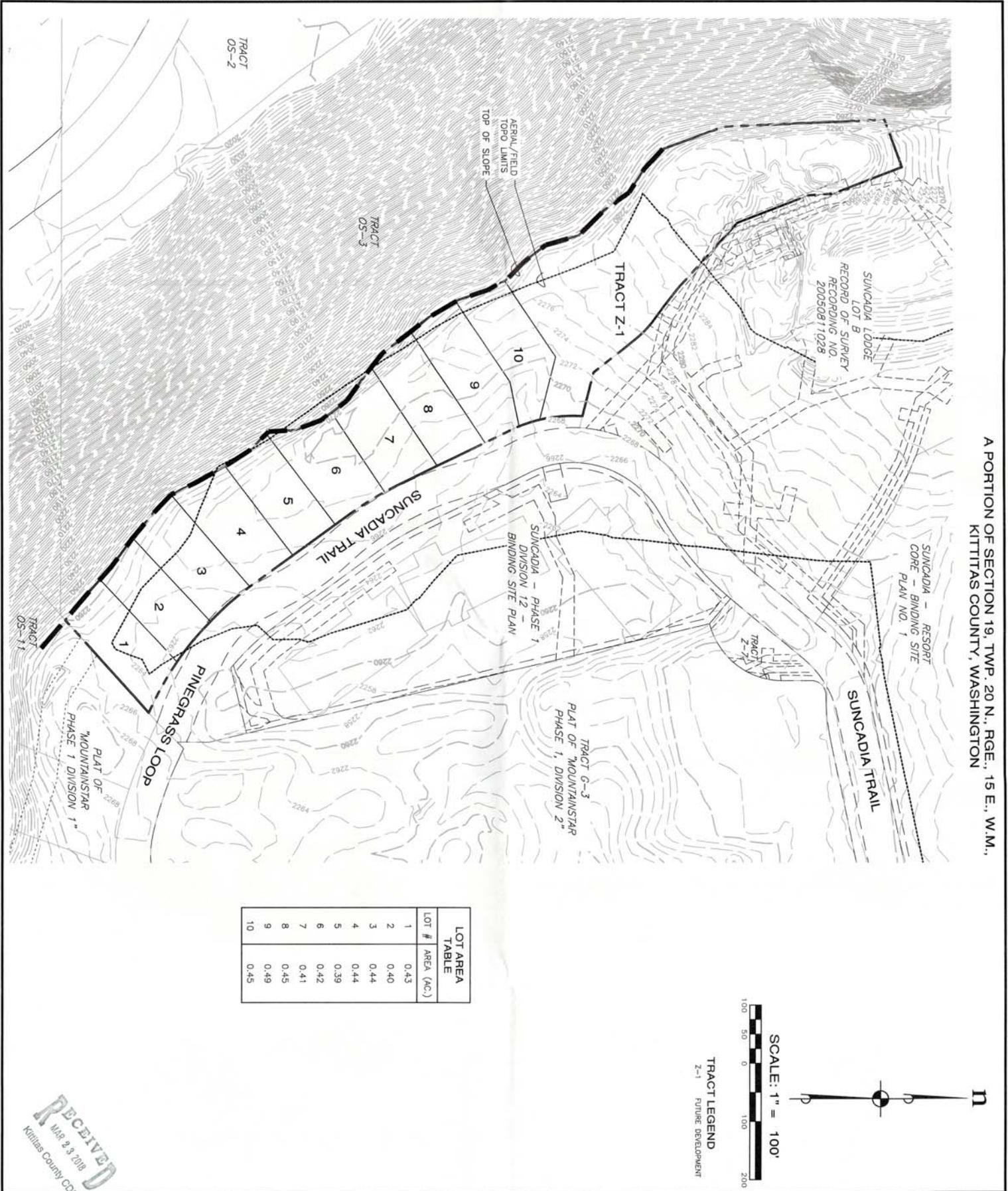
- Clerk of the Board- Julie Kjorsvik
- Deputy Clerk of the Board- Mandy Buchholz

APPROVED AS TO FORM:

Neil Caulkins, Deputy Prosecuting Attorney

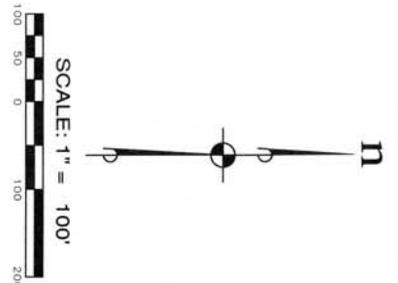
Exhibit "A"

Plotted: 3/19/2018 3:13 PM File: \\Esm8\enrg\ESM-JOBS\998\766\017\PP-plot\Plots\PP-03.dwg



A PORTION OF SECTION 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

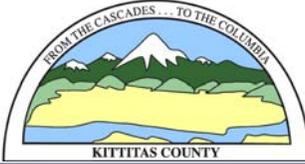
LOT #	AREA (AC.)
1	0.43
2	0.40
3	0.44
4	0.44
5	0.39
6	0.42
7	0.41
8	0.45
9	0.49
10	0.45



TRACT LEGEND
Z-1 FUTURE DEVELOPMENT

RECEIVED
MAR 23 2018
KITITAS COUNTY CDP

JOB NO.: 998-766-017 CWP: NAME: PP-03 DESIGNED BY: JAM DRAWN BY: LBS CHECKED BY: DATE: 03/09/2018 PRINT DATE: SHEET:	NEW SUNCADIA LLC SUNCADIA PHASE 1 DIVISION 15 PRELIMINARY PLAT KITITAS COUNTY WASHINGTON	ESM CONSULTING ENGINEERS, LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003 www.esmcivil.com Civil Engineering Land Surveying Land Planning Public Works Project Management Landscape Architecture	REVISIONS NO. DESCRIPTION DATE BY
PP-03			



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

STAFF REPORT

SUNCADIA PHASE 1 DIVISION 15 (LP-18-00001)

TO: Kittitas County Board of County Commissioners
FROM: Lindsey Ozbolt, Planning Official
RE: Suncadia Division Phase 1 Division 15 Preliminary Plat (LP-18-00001)
DATE: June 5th, 2018 [public hearing date]

I. GENERAL INFORMATION

Requested Action: Steven Lathrop, authorized agent for New Suncadia, LLC, submitted a Preliminary Plat application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted. The project is Phase 1 Division 15 of the Suncadia Master Planned Resort.

Location: The subject property is located in the Suncadia Master Planned Resort. Assessor's map number: 20-15-19054-0006, parcel number 953908.

II. SITE INFORMATION

Total Project Size: 7.17
Number of Lots: 10; ranging in size from 0.39 acres to 0.49 acres
Domestic Water: Community Water System
Sewage Disposal: Community Septic System
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics:

North: Cleared, undeveloped and Cle Elum River (all within Suncadia Master Plan Resort)

South: Wooded and single family residences (all within Suncadia Master Plan Resort)

East: Condominiums and Golf Course (all within Suncadia Master Plan Resort)

West: Wooded, undeveloped (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Suncadia Trail.

III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

"...wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features..."

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement was signed at that time by the Board of County Commissioners (BOCC). A Final Environmental Impact Statement was published by the County

in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

“... impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety; and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law...”

to three conditions;

1. *When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants, program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or it's property owners);*
2. *When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
3. *When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example, if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

*“... the County's environmental review of any Subsequent Action pursuant to SEPA shall **utilize the Mountain Star EIS to the fullest extent permitted by law.**¹ Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below.”*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

¹ Staff emphasis

“A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved by the Planning Director in accordance with this Section 5.1(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer, Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law.”

The proposal is consistent with the Conceptual Master Plan and the General Site Plan (which was amended in 2005 changing the project area from open space to residential; see attachments) and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

“A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan... may be reviewed and approved by the BOCC without Planning Commission review...”

Section 5.2 of the Development Agreement (attached) lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

*(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under **Section 5.1 above**². Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement....

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, “Subdivision” means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

² Staff emphasis

Notice of Application: A complete long plat application and site development plan was submitted to Community Development Services on March 23rd, 2018. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads “*deemed appropriate*”. A notice of application was sent to all property owners within 500 feet of the project site and noticed in the local county paper of record on April 26th, 2018.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as being contained within the MountainStar Planned Resort Subarea and provides guidance for development which generally refers back to the development agreement and approval permit.

9.3. Land Uses

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan referred to in the Development Agreement, may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

9.4. Services and Facilities

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

9.5. Development Regulations

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

9.6. Subarea Implementation

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

County Wide Planning Policies:

No county wide planning policies address the MountainStar/Trendwest/Suncadia development and MPR.

V. ENVIRONMENTAL REVIEW

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. The Kittitas County Public Works (PW), the Kittitas County Fire Marshal (FM), Kittitas County Environmental Health (KCEH), the Washington Department of Fish and Wildlife (WDFW), the Washington State Department of Health (DOH), and the Washington State Department of Ecology (DOE) submitted comments on the proposal. The comments are listed as Index #18 of the Master File.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A, and no critical area buffers will be impacted.

Consistency with the provision of KCC 17.37.030, Master Planned Resort:

This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 17204 to 21173 square feet.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards as addressed in the Development Agreement.

Agency Comments:

Several agencies responded with substantive comments:

Kittitas County Public Works

PW responded with a number of recommended conditions. Conditions requested include:

1. Addition of the name of the Engineer/Surveyor responsible for preparing documents, and
2. Roadways should show name, width, and type on the final plat.
3. Infrastructure or financial guarantees shall be in place prior to final plat approval and/or to issuance of the first certificate of occupancy within the development.
4. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
5. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

Staff Response: Applicant provided a response to PW comments, included as Index #21 of the Master

File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Staff agrees with the applicant provided response.

Kittitas County Fire Marshall

The FM commented with the following recommended conditions:

- 1) Fire hydrant numbers and spacing must meet current fire code requirements.
- 2) Fire flow requirements must meet current fire code.
- 3) Emergency vehicle access must meet current fire code.
- 4) Wildland Urban Interface requirements must be met.
- 5) Building address numbers must meet current county requirements.
- 6) The local fire district should be consulted for their input.

Staff Response: Applicant provided a response to FM comments, included as Index #21 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Staff agrees with the applicant provided response.

Kittitas County Environmental Health

KCEH responded with the following recommended conditions:

- 1) The applicant shall obtain approval from Department of Health that the existing Group A public water system can adequately serve the Phase 1 Division 15 project.
- 2) The following notes shall be placed on the face of the plat:
 - a. "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
 - b. "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law".

Staff Response: Applicant provided a response to KCEH comments, included as Index #21 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Suncadia is serviced by a Group A Water System and does not allow for individual groundwater wells; the requested plat notes are not applicable to this proposal. Staff agrees with the applicant provided response.

Washington Department of Fish and Wildlife

WDFW responded with concerns related to steep slopes on the open space tracts and accuracy of open space calculations shown on the application. WDFW requests a plat note prohibiting clearing of trees in the open space tract without approval from Kittitas Conservation Trust as is stipulated in the open space agreement. The agency also requests verification of the open space calculations.

Staff Response: Applicant provided a response to WDFW comments, included as Index #21 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. The applicant provided documentation of the current openspace calculations as Index #? Of the Master File and has compared this with the Development Agreement for consistency. Staff agrees with the applicant provided response.

Washington State Department of Health

DOH requests confirmation that either:

- 1) the existing water system has capacity to serve the new connections; or
- 2) a specific Capital Improvement Project identified in the currently approved Water System Plan, will be completed as part of the construction of these homes.

Staff Response: Applicant provided a response to DOH comments, included as Index #21 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Suncadia will provide water availability certificates for each lot. Staff agrees with the applicant provided response.

Washington Department of Ecology

The DOE responded with concerns related to water quality, specifically sedimentation and turbidity effects related to construction, as well as concerns with potential for offsite runoff during storm events. DOE requests that the applicant obtain a National Pollution Discharge Elimination System (NPDES) Construction Stormwater Permit, which will include a Stormwater Pollution Prevention Plan.

Staff Response: Applicant provided a response to DOE comments, included as Index #21 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Staff agrees with the applicant provided response.

Public Comments:

No public comments were received in reference to this project.

VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12 and Title 17.37 of the Kittitas County Code, the Kittitas County Comprehensive Plan, and the Development Agreement. Staff recommends approval of the Suncadia Phase 1 Division 15 Preliminary Plat LP-18-00001, subject to the following findings of fact, conclusions, and conditions:

Suggested Findings of Fact

1. Steven Lathrop, authorized agent for New Suncadia, LLC, submitted a Preliminary Plat application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted. The project is Phase 1 Division 15 of the Suncadia Master Planned Resort.

2. Site Information:

The subject property is located in the Suncadia Master Planned Resort. Assessor's map number: 20-15-19054-0006, parcel number 953908.

Total Project Size:	7.17
Number of Lots:	10; ranging in size from 0.39 acres to 0.49 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North:	Cleared, undeveloped and Cle Elum River (all within Suncadia Master Plan Resort)
South:	Wooded and single family residences (all within Suncadia Master Plan Resort)
East:	Condominiums and Golf Course (all within Suncadia Master Plan Resort)
West:	Wooded, undeveloped (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.
4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
5. A complete long plat application and site development plan was submitted to Community Development Services on March 23rd, 2018. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads "*deemed appropriate*". A notice of application was sent to all property owners within 500 feet of the project site and noticed in the local county paper of record on April 26th, 2018.
6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.
7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, the project as proposed will observe all necessary setbacks.
8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
9. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
11. Comments were received from various agencies and are included in the index file for review. No comments were received from the general public.
12. The Phase 1 Division 15 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH).
13. Site Development Plan Approval was granted via letter from the Planning Official on May 30, 2018 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 23rd, 2018 except as amended by the conditions herein.
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.
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.
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.
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.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.
7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents.
8. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 10 lots created by this subdivision.
9. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
10. Lot and road dimensions are to be shown on the face of the plat.
11. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
12. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
13. 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.
14. 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.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 30, 2018

New Suncadia LLC
Attn: Cape Powers
770 Suncadia Trail
Cle Elum, WA 98922
cpowers@suncadi.com

F. Steven Lathrop
Lathrop, Winbauer, Harrel, Slothower, and Denison
PO Box 1088
Ellensburg, WA 98926
steve@lwbsd.com

RE: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) and Site Development Plan – Site Development Plan Approval Letter

Dear Sirs,

Kittitas County Community Development Services has completed its administrative review of the Site Development Plan for Phase 1, Division 15. Based on our review and analysis, the Department finds the Site Development Plan to be consistent with the Conceptual Master Plan. Further, the Department finds the application meets the provisions of Ordinance 2000-17, Planned Action, and is consistent with the Final EIS issued by Kittitas County in April 2000 and the EIS Addendum issued in June 2000, therefore, no additional SEPA review is required.

Pursuant to Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16, Kittitas County Community Development Services hereby approves the Site Development Plan for Phase 1, Division 15.

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

Lindsey Ozbolt, Planning Official
Kittitas County Community Development Services

Lindsey Ozbolt

From: Steve Lathrop <Steve@lwhsd.com>
Sent: Tuesday, May 15, 2018 1:29 PM
To: Lindsey Ozbolt; Powers, Cape (cpowers@suncadia.com)
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 Preliminary Plat - Transmittal of Comments

Please accept the following responses to the agency comments received on this application:

As with the prior approximately 17-18 preliminary plat applications at Suncadia previously approved by the county, the application for Ph 1 Div 15 is governed by the Applicable Law as defined in the Development Agreement with the county, as amended, in Section 4.1(c). Exhibit F-1 to the Development Agreement contains conditions of approval to which all projects must meet. The above application meets and/or addresses all such requirements.

County Fire - see Conditions of Approval A-2, C-25 and C-36-39, the Land Stewardship Plan for Suncadia as referenced in the DA, current codes will not apply; regarding the WUIC, please refer the commenter to the KC Fire Marshall's own files to reread the confidential memorandum (no to be distributed) from the prosecutor's office stating that Suncadia is not subject to the WUIC.

DOH - Suncadia Water System LLC will provide water availability certificates

DOE - refer commenter to DOE's records for the NPDES permit held by Suncadia as issued by DOE; as to erosion, see Conditions B-1-B-9.

County Environmental Health - commenter references the Group A water system serving Suncadia and groundwater wells are prohibited; the plat notes will not include the requested language as being inapplicable in light of the commenter's reference to the Group A system

Public Works - KCC 16.12.020 and .030 are not part of the Applicable Law and do not apply; it is not correct that a parcel cannot have utilities without an address and Suncadia disputes whether a building permit can be withheld, particularly if addressing is delayed by the county due to staffing for the issuance of tax parcel numbers

WDFW - see Conditions A-3 - A-10; Ex M to the application quantifies the open space proposed by this plat

F. Steven Lathrop, Attorney at Law

Lathrop, Winbauer, Harrel, Slothower & Denison, LLP

201 West Seventh Avenue

P.O. Box 1088

Ellensburg, WA 98926

Direct Telephone: 509-925-5622; Direct Fax: 509-925-3861 Mobile: 206-799-0728

Telephone: 509-925-6916; Fax: 509-962-8093

steve@lwhsd.com

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From: Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]

Sent: Monday, May 14, 2018 5:04 PM

To: Powers, Cape (cpowers@suncadia.com)

Cc: Steve Lathrop

Subject: LP-18-00001 Suncadia Ph 1 Div 15 Preliminary Plat - Transmittal of Comments

Good evening Cape.

Please see the attached pdf containing the Transmittal of Comments letter and associated public comments for Suncadia Ph. 1 Div. 15 Preliminary Plat (LP-18-00001).

Best regards,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

AGENDA STAFF REPORT

AGENDA DATE: May 15, 2018

ACTION REQUESTED: Request to set a public hearing for June 5th, 2018 at 2:00 pm for the Board of County Commissioners to consider the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001).

BACKGROUND: Steve Lathrop, authorized agent for New Suncadia LLC, applicant, submitted an application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted for Suncadia Phase 1 Division 15. This preliminary plat is located off of Suncadia Trail, Cle Elum, WA 98922 within the Suncadia Master Planned Resort.

In conformance with the Seventh Amendment to the Suncadia Development Agreement, Kittitas County Community Development Staff requests that the Board of County Commissioners set a public hearing for June 5, 2018 at 2:00 pm in the Commissioner's Auditorium to hear public testimony and consider the Suncadia Phase 1 Division 15 Preliminary Plat.

INTERACTION: Community Development Services and Board of County Commissioners

RECOMMENDATION: Approve request to set a public hearing for June 5, 2018 at 2:00 pm in the Commissioner's Auditorium for BOCC consideration of the Suncadia Phase 1 Division 15 Preliminary Plat.

ATTACHMENTS: Ad Text and Web Text

LEAD STAFF: Lindsey Ozbolt, Planning Official

Public Notice
Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2:00 pm on June 5, 2018 at the Commissioner's Auditorium, 205 West 5th Avenue, Room 109 to consider the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001), a proposed subdivision of approximately 7.17 acres into 10 single-family residential lots, an access tract, and a future development tract. The property is located off of Suncadia Trail, Cle Elum, WA 98922 in Section 19, Township 20 North, Range 15 East, WM, in Kittitas County. Assessor's Map Number 20-15-19054-0006.

More information is online at <http://www.co.kittitas.wa.us/notices/>.

Clerk of the Board

Publish:

North Kittitas County Tribune: 5/31/18
Daily Record: 5/24/18 & 5/31/18

The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats) and navigating to the file number LP-18-00001 Suncadia Phase 1 Division 15 link. Please contact Lindsey Ozbolt, Planning Official with any questions at (509) 962-7046 or via email at lindsey.ozbolt@co.kittitas.wa.us

For more information, contact Community Development Services

Anyone with an interest in this matter is urged to attend said hearing where all testimony will be taken. Written comments may be received at 205 W 5th Ave. STE 108, Ellensburg, WA 98926 at or prior to the hearing.

Kittitas County complies with all ADA requirements.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 14, 2018

New Suncadia LLC
Attn: Cape Powers
770 Suncadia Trail
Cle Elum, WA 98922

sent via email: cpowers@suncadi.com

RE: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) – Transmittal of Comments

Dear Applicant,

The comment period for the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) and associated site development plan ended on Friday, May 11, 2018 at 5:00 pm. Community Development Services received the following public comments:

- May 3, 2018 Washington State Department of Health – Russell Mau
- May 8, 2018 Washington State Department of Ecology – Gwen Clear
- May 11, 2018 Kittitas County Environmental Health – Tristan Lamb
- May 11, 2018 Kittitas County Public Works – Taylor Gustafson
- May 11, 2018 Washington State Department of Fish and Wildlife – Scott Downs

Please respond to any comments by 5:00 pm on Monday, May 21, 2018 so that staff can incorporate your responses into the staff report and recommendation for the public hearing scheduled on June 5, 2018 at 2:00 pm in the Board of County Commissioners Auditorium.

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

Lindsey Ozbolt
Planning Official

Enclosure

Cc: Steven Lathrop, Authorized Agent, LWHSD

via email

Lindsey Ozbolt

From: Joe Seemiller <seemillerj@kvfr.org>
Sent: Thursday, April 26, 2018 3:00 PM
To: Lindsey Ozbolt
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

Lindsey:

The following conditions must be met.

- Fire hydrant numbers and spacing must meet current fire code requirements.
- Fire flow requirements must meet current fire code.
- Emergency vehicle access must meet current fire code.
- Wildland Urban Interface requirements must be met.
- Building address numbers must meet current county requirements.
- The local fire district should be consulted for their input.

That is all I have for now. Contact me if you have any comments or questions. Thanks.

Joe S.

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]

Sent: Thursday, April 26, 2018 11:24 AM

To: Joe Seemiller <seemillerj@kvfr.org>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; 'jessica@yakama.com' (jessica@yakama.com) <jessica@yakama.com>; 'jmarvin@yakama.com' (jmarvin@yakama.com) <jmarvin@yakama.com>; 'johnson@yakama.com' (johnson@yakama.com) <johnson@yakama.com>; 'Thalia Sachtleben (enviroreview@yakama.com)' <enviroreview@yakama.com>; separegister@ecy.wa.gov; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov) <sepaunit@ecy.wa.gov>; gcle461@ecy.wa.gov; gary.graff@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov) <Brent.Renfrow@dfw.wa.gov>; scott.downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; sepa@dahp.wa.gov; 'jorgenja@cwu.edu' (jorgenja@cwu.edu) <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' (nelmsk@cwu.edu) <nelmsk@cwu.edu>; mike.flory@co.kittitas.wa.us; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Stacey Henderson <stacey.henderson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov) <russell.mau@doh.wa.gov>; ben.serr@doh.wa.gov; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; Terry Hamberg (tribune@nkctribune.com) <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'jmarkell@kvnews.com' <jmarkell@kvnews.com>; legals@kvnews.com; pshuart@kvnews.com; Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil) <Deborah.J.Knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; wargog@cersd.org; montgomeryr@cersd.org; office@kcf7.com; Robert Omans <robert@cityofcleelum.com>; Jim Leonhard <jleonhard@cityofcleelum.com>; Kathi Swanson <kswanson@cityofcleelum.com>; 'Steve Lathrop' <Steve@lwhsd.com>; Powers, Cape (cpowers@suncadia.com) <cpowers@suncadia.com>

Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>

Subject: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

[LP-18-00001 Suncadia Phase 1 Division 15 \(in County Network\)](#)

Kittitas County Community Development Services has received the above referenced land use application known as the Suncadia Phase 1 Division 15 plat. The request is to subdivide approximately 7.17 acres of land that is zoned Master Planned Resort into 10 lots with an access tract and a future development tract. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 1 Division 15.

Agencies within the county network may review the application materials via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and opening the designated file by application number LP-18-00001. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. **The comment period ends on May 11th, 2018 at 5:00 p.m.**

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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Lindsey Ozbolt

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, May 03, 2018 11:40 AM
To: Lindsey Ozbolt
Cc: Smits, Brenda M (DOH); Holly Erdman
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

Ms. Ozbolt:

The State of Washington Department of Health (DOH) Office of Drinking Water (ODW) seeks confirmation of the following, from Suncadia regarding these 10 new homes:

- These new homes are identified in the currently approved Water System Plan for Suncadia.
- Either of the following: (a) the existing water system has capacity to serve these new connections, or (b) a specific Capital Improvement Project, identified in the currently approved Water System Plan, will be completed as part of the construction of these homes.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Cell: 509-951-5494
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington
Visit our web site at www.doh.wa.gov/ehp/dw

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Thursday, April 26, 2018 11:24 AM
To: Joe Seemiller <seemillerj@kvfr.org>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; 'jessica@yakama.com' (jessica@yakama.com) <jessica@yakama.com>; 'jmarvin@yakama.com' (jmarvin@yakama.com) <jmarvin@yakama.com>; 'johnson@yakama.com' (johnson@yakama.com) <johnson@yakama.com>; 'Thalia Sachtleben (enviroreview@yakama.com)' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' (jorgenja@cwu.edu) <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' (nelmsk@cwu.edu) <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Stacey Henderson <stacey.henderson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; ben.serr@doh.wa.gov; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Allison Kimball (brooksideconsulting@gmail.com)

<brooksideconsulting@gmail.com>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com'
<terry@nkctribune.com>; 'jmarkell@kvnews.com' <jmarkell@kvnews.com>; legals@kvnews.com;
pshuart@kvnews.com; Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)
<Deborah.J.Knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; Gary Wargo <wargog@cersd.org>;
montgomeryr@cersd.org; office@kcf7.com; Robert Omans <robert@cityofcleelum.com>; Jim Leonhard
<jleonhard@cityofcleelum.com>; Kathi Swanson <kswanson@cityofcleelum.com>; 'Steve Lathrop' <Steve@lwhsd.com>;
Powers, Cape (cpowers@suncadia.com) <cpowers@suncadia.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Jeremy
Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

LP-18-00001 Suncadia Phase 1 Division 15 (in County Network)

Kittitas County Community Development Services has received the above referenced land use application known as the Suncadia Phase 1 Division 15 plat. The request is to subdivide approximately 7.17 acres of land that is zoned Master Planned Resort into 10 lots with an access tract and a future development tract. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 1 Division 15.

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Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 8, 2018

Lindsey Ozbolt
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-18-00001

Dear Ms. Ozbolt:

Thank you for the opportunity to comment on the notice of application for the 10-lot subdivision with an access tract and a future development tract on approximately 7.17 acres, proposed by New Suncadia, LLC. We have reviewed the application and have the following comment.

WATER QUALITY

The Cle Elum River is included in the Upper Yakima River Basin Suspended Sediment, Turbidity, and Organochlorine Pesticide Total Maximum Daily Load (TMDL) water quality improvement program. One side of each of the proposed development sites appears to terminate in a very steep slope. Erosion of these slopes has the potential to add sediment and turbidity to the Cle Elum River, a protected water body. Care must be taken, both during and after development of these sites, to prevent the entry of sediment and turbidity to the Cle Elum River. Project planning, development, and use of the site needs to include water quality protection.

Please contact **Jane Creech** at the Washington State Dept. of Ecology at (509) 454-7860, or email at jton461@ecy.wa.gov, if you have questions about this TMDL program.

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be



Ms. Ozbolt
May 8, 2018
Page 2

able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201802207

Subdivision Comments

To: Lindsey Ozbolt, Planning Official

From: Tristen Lamb, Environmental Health Supervisor

Date: May 11, 2018

RE: LP-18-00001

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Environmental Health requirements.

Findings

On Site Sewage

Finding 1

The Phase 1 Division 15 project is served by the existing sanitary sewer system in Suncadia Trail. There are no additional requirements.

Water

Finding 1

The Phase 1 Division 15 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH). DOH must approve the additional connections to the existing water system.

(See Condition B-1)

Finding 2

Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.

(See Condition C-1)

Finding 3

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law (settlement agreement).

(See Condition C-2)

A	Additional Information Required
----------	--

No information is required for further review prior to any determinations leading to recommendation for approval.

B	Final Plat Review & Recording
----------	--

Prior to final plat approval and recording, the following conditions shall be met:

B-1 The applicant shall obtain approval from DOH that the existing Group A public water system can adequately serve the Phase 1 Division 15 project.

C	Final Plat Notes
----------	-------------------------

The following notes shall be placed on the face of the plat:

C-1 “Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”

C-2 “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”



KITTTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: May 11, 2018
SUBJECT: Suncadia Phase 1, Division 15 LP-18-00001

TG

The following shall be conditions of preliminary approval.

Survey:

1. The submitted Preliminary Plat does not contain the name of the Surveyor/Engineer responsible for preparing the documents.(KCC 16.12.020(5))
2. Roadways should show name, width, and type (private roadway-paved). (KCC 16.12.030(2)).

Planning:

3. 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 within 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 acceptable 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.

Exhibit F-1 Suncadia MPR Conditions of Approval:

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.

4. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

Page 1 of 2

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

G:\PLANNING\Development\Plats\Suncadia Phase 1 Division 15 LP-18-00001\LP-18-00001 Suncadia Public Works Comments.doc

Index #18

5. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

May 11, 2018

Lindsey Ozbolt
Kittitas County Planning Official
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: LP-18-00001 Suncadia Phase 1 Division 15

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Suncadia Phase 1 Division 15 plat which would subdivide approximately 7.17 acres of land into 10 lots as part of the Suncadia Master Planned Resort (MPR); LP-18-00001. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents and has the following concerns with this application.

--The proposed lots are directly adjacent to a steep slope which is designated as managed open space and has adjacent connections to the Conservation Easement for the Suncadia MPR. It is critical that trees on this slope behind the home lots be retained as they provide both critical habitat values and slope stability, which if eroded could endanger both the homes at the top of the slope as well as the river corridor at the bottom of the slope. Based on the location of these lots, view shed will likely be emphasized and height of the trees on the slope may affect future view shed. If these lots are permitted, WDFW requests that it be stated in conditions of approval that no clearing or cutting of trees be allowed on the adjacent open space hillslope without approval from Kittitas Conservation Trust (KCT) as is stipulated in the open space agreement.

--WDFW believes that the open space calculations shown in the application do not reflect the correct current calculations of open space for the Suncadia MPR. Please have the applicant verify the open space calculations with current up to date information.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes
Area Habitat Biologist

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

*Kittitas County
Community Development
Services - Notice of
Application LP-18-00001/
Suncadia Phase 1 Division 15*

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of 1 subsequent weeks,

commencing on the 3rd day of May, 2018 and ending on the _____ day of _____, 2018,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 135.00, which amount has been paid in full.

Jana E. Stoner
Jana E. Stoner

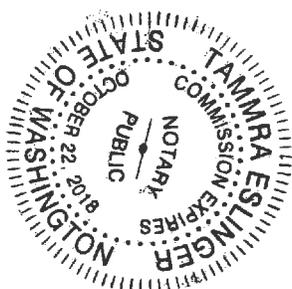
Subscribed and sworn to before me this 3rd day of May, 2018.

Tammra Estinger

Notary Public in and for the State of Washington, residing at

Ellensburg

County of Kittitas. Expires 10/22/2018



KITTITAS COUNTY NOTICE OF APPLICATION

Project File Number (s): LP-18-00001
Project Name: Suncadia Phase 1 Division 15
Authorized Agent: Steven Lathrop, LWHS

Location: Parcel 953908, located off of Suncadia Trail, Cle Elum, WA 98922. Section 19, T20N, R15E, WM, in Kittitas County. Assessor's Map Number 20-15-19054-0006.

Proposal: Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted for Suncadia Phase 1 Division 15.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats) Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, May 11, 2018**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: Kittitas County finds this proposal to be consistent with the Final Environmental Impact Statement (FEIS) issued by Kittitas County in April 2000 and the EIS Addendum issued in June 2000; therefore, no additional SEPA review is required. This proposal is part of a Planned Action and is consistent with the provisions of Ordinance 2000-17 and the Suncadia Conceptual Master Plan.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners on June 5, 2018 at 2:00 pm in the Commissioner's Auditorium 205 W 5th Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to the hearing date.

Required Permits: Preliminary and Final Plat approval, Site Development Plan approval, and building permits

Staff contact: Lindsey Ozbolt, Planning Official: (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

Notice of Application: Thursday, April 26, 2018
Application Received: Friday, March 23, 2018
Application Complete: Thursday, April 12, 2018

(Published in the N.K.C. TRIBUNE, May 3, 2018.)

RECEIVED
MAY 08 2018

Kittitas County, CDS

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Authorized Agent: Steven Lathrop, LWHS

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Phone: (509) 962-7506

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Staff contact: Lindsey Ozbolt, Planning Official: (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

Notice of Application: Thursday, April 26, 2018
Application Received: Friday, March 23, 2018
Application Complete: Thursday, April 12, 2018
Publish Daily Record: April 26, 2018 and May 3, 2018
Publish NKC Tribune: May 3, 2018



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-18-00001) Suncadia Ph. 1 Div. 15

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: 4/26/18

I certify that the following documentation:

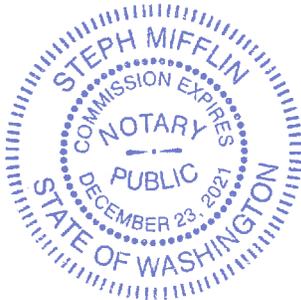
- Notice of Application Suncadia Phase 1 Division 15

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Lindsey Ozbolt
Community Development Services Planning Official
County of Kittitas
State of Washington

Subscribed and sworn to before me this 26th day of April, 2018



Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12/23/21



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

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Project File Number (s): LP-18-00001
Project Name: Suncadia Phase 1 Division 15
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Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planning Official: (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

Community Planning

Building Inspection

Plan Review

Administration

Permit Services

Code Enforcement

NOTICE OF APPLICATION

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Publish Daily Record:	April 26, 2018 and May 3, 2018
Publish NKC Tribune:	May 3, 2018

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Thursday, April 26, 2018 11:24 AM
To: Joe Seemiller; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Tristen Lamb; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Taylor Gustafson; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'Thalia Sachtleben (enviroreview@yakama.com)'; separegister@ecy.wa.gov; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov); gcle461@ecy.wa.gov; gary.graff@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); scott.downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; sepa@dahp.wa.gov; 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); ben.serr@doh.wa.gov; 'becky.kennedy@dnr.wa.gov'; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); Terry Hamberg (tribune@nkctribune.com); 'terry@nkctribune.com'; 'jmarkell@kvnews.com'; legals@kvnews.com; pshuart@kvnews.com; Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil); 'chelberg@usbr.gov'; wargog@cersd.org; montgomeryr@cersd.org; office@kcf7.com; Robert Omans; Jim Leonhard; Kathi Swanson; 'Steve Lathrop'; Powers, Cape (cpowers@suncadia.com)
Cc: Dusty Pilkington; Chelsea Benner; Jeremy Johnston
Subject: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application
Attachments: LP-18-00001 Suncadia Ph 1 Div 15 NOA.pdf

[LP-18-00001 Suncadia Phase 1 Division 15 \(in County Network\)](#)

Kittitas County Community Development Services has received the above referenced land use application known as the Suncadia Phase 1 Division 15 plat. The request is to subdivide approximately 7.17 acres of land that is zoned Master Planned Resort into 10 lots with an access tract and a future development tract. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 1 Division 15.

Agencies within the county network may review the application materials via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and opening the designated file by application number LP-18-00001. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. **The comment period ends on May 11th, 2018 at 5:00 p.m.**

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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SEATTLE, WA 98101-2934

4009/11 SUNCADIA LLC
7804 40TH AVE W
MUKILTEO, WA 98275

ABOUELHEIGA MOHAMMED
15805 NE 117TH WAY
REDMOND, WA 98052-2626

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BELLEVUE, WA 98006

ADLER STEVEN S & NANCE M
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SEATTLE, WA 98125-5318

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BANDON, OR 97411

ASPEN BROOK LLC
23101 NE 18TH ST
SAMMAMISH, WA 98074-4423

BANDARU RAJESH
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KENNEWICK, WA 99338-7510

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TRST
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COX VIRGINIA M TRUSTEE
3823 MIDFOREST
HOUSTON, TX 77068

CRK TRUST
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LUDLOW, MA 01056-3435

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D & H SUNCADIA LLC
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MILL CREEK, WA 98012-5734

DAMM STEVE
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SEATTLE, WA 98121-2168

DELEO MICHAEL
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SAMMAMISH, WA 98075

DIETRICH ALLAN H & PATRICIA A
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LEAVENWORTH, WA 98826-9516

DUNE MEADOWS LLC
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SEATTLE, WA 98119-4103

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KENNEWICK, WA 99338-1820

EHNI WILLIAM & SHELLY
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SHORELINE, WA 98177-2642

EIDE RICHARD G JR &
1828 4TH ST
KIRKLAND, WA 98033-4915

EIMERS NATHAN P & ALICIA
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MINNEAPOLIS, MN 55410-1716

ELLISON ANDRE P & TRUDY A
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DES MOINES, WA 98198-6969

EQUITY TRUST COMPANY CUSTODIAN
FBO MICHAEL VAN DER VELDEN IRA
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MERCER ISLAND, WA 98040

FAY JASON J
27620 NE 15TH PL
DUVALL, WA 98019

FINKBEINER HOLLY
225 2ND ST S
KIRKLAND, WA 98033-6570

FINNEGAN DAN & DEBBIE
7106 CURTIS DR SE
SNOQUALMIE PASS, WA 98065-9075

GALK VLADIMIR & OKSANA
13233 SE 252ND ST
COVINGTON, WA 98042-6605

GALL STEVE
14025 19TH AVE NE
SEATTLE, WA 98125-3213

GAMBLE TIMOTHY & TERESA GAMBLE
REVOCABLE TRUST
8234 FAIRWAY DR NE
SEATTLE, WA 98115-5226

GARMS JASON &
324 7TH AVE
KIRKLAND, WA 98033-5529

GODTFREDSSEN KIRK & KATHY
10515 NE MORNING LN
BAINBRIDGE ISLAND, WA 98110-4144

GOETZ HARRY LAWRENCE III & PAMELA
JANE
PO BOX 6410
KETCHUM, ID 83340-6410

GRAY & GRASSI LLC
2839 W KENNEWICK AVE PMB #361
KENNEWICK, WA 99336

GREANEY JOHN J &
23422 95TH CT S
KENT, WA 98031-2972

GREELEY GREGORY WILLIAM
10905 WILLOWICK LN
WOODWAY, WA 98020-5230

GREENWAY ROBERT W & MARILYN L
4010 BIRKDALE LN SE
OLYMPIA, WA 98501-5193

GUIMONT SHELLIE
128 103RD AVE NE
LAKE STEVENS, WA 98258-1611

HANEY DENNIS B & PATRICIA M
5915 PERFECT CALM CT
CLARKSVILLE, MD 21029-1259

HARD ROBERT M
5308 51ST AVE S
SEATTLE, WA 98118

HARLIN ROBIN M &
7712 122ND PL SE
NEWCASTLE, WA 98056

HASTIE RONALD & TALIA
PO BOX 1211
OLYMPIA, WA 98507-1211

HENDRICKSON JEFFREY & JENNIFER
2302 122ND ST NW
GIG HARBOR, WA 98332-9426

HIGHWAY 9 OFFICE PARK CENTER LLC
9623 32ND ST SE STE D112
LAKE STEVENS, WA 98258-5783

HIXSON BRENT H & DULCY C
27325 SE 9TH PL
SAMMAMISH, WA 98075

HJORT JOHN & BARBARA
17121 TALBOT RD
EDMONDS, WA 8026

HOERING ANTJE
2209 THIRD AVE N
SEATTLE, WA 98109-2335

HOLLABAUGH CHRISTOPHER JOHN
HOLLABAUGH & MARY EDNA
HOLLABAUGH
3600 SUNCADIA TRL UNIT 5036
CLE ELUM, WA 98922-3253

HOLLAND JUSTIN & MINGIE
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LYNNWOOD, WA 98036-5102

HOLLAND MARK & LONI
19410 HIGHWAY 99 STE A #135
LYNNWOOD, WA 98036-5102

HOLM DOUGLAS & ELIZABETH
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SAMMAMISH, WA 98075-6012

HOLMAN DON
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KIRKLAND, WA 98033-8091

HOLT KATHLEEN U
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WATERFORD, CT 06385-3426

HOPE DENNIS & LAURIE
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KIRKLAND, WA 98033

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PO BOX 605
GRAPEVIEW, WA 98546-0605

HUEFNER PROPERTIES LLC
4706 W LINCOLN AVE
YAKIMA, WA 98908-2653

HUGUS HARALD
3632 LONG LAKE DR SE
OLYMPIA, WA 98503-4054

HUTCHINSON PROPERTY
1159 PALOMINO DR SE
TUMWATER, WA 98501

IVERSON LEIGH R II &
3329 LOCHSIDE
THE COLONY, TX 75056

JACKSON BRADFORD G & JILL
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KIRKLAND, WA 98033

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PO BOX 6940
KENNEWICK, WA 99336

JACOBSON BRIAN H & JENNIFER L
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DES MOINES, WA 98198-9305

JANTZ GREGORY L & LAFON M
PO BOX 700
EDMONDS, WA 98020-0700

JARVIE JIM & JERI
9521 31ST AVE NW
SEATTLE, WA 98117-2616

JD & JJ LLC
651 N KEYS RD
YAKIMA, WA 98901-1172

JENSEN FAMILY
C/O 1142 SHEARWATER DR
PATTERSON, CA 95363-9043

JEWETT RICKY LEE TRUSTEE
3213 W WHEELER ST #403
SEATTLE, WA 98199-3245

JLF 3600 SUNCADIA LLC
27620 NE 158TH PL
DUVALL, WA 98019-8532

JONES ANDREW D & ANNAMARIA D
421 S DAVIES RD
LAKE STEVENS, WA 98258-8536

KAIANOFF DENISE L & PAUL
7706 188TH AVE E
BONNEY LAKE, WA 98391-8563

KATRI DAVID E & JUDITH A
841 82ND AVE NE
MEDINA, WA 98039-4739

KAUFFMAN JEFF & HEIDI
16128 NE 145TH ST
WOODINVILLE, WA 98072-6975

KELLEY KEVIN L & WENDIE A
PO BOX 750
ROSLYN, WA 98941-0750

KELLY CHARLES P
6015 24TH ST NW
GIG HARBOR, WA 98335

KHAN MUNAF & SHAISTA
18845 1ST AVE NE
SHORELINE, WA 98155-2110

KIPP CHRISTINE & GREG
3600 SUNCADIA TRL # 5049
CLE ELUM, WA 98922-3251

KIPP CHRISTINE & GREGORY
3011 211TH AVE NE
SAMMAMISH, WA 98074-6332

KLINE MICHELLE & PETER V
13630 NE 40TH ST
BELLEVUE, WA 98005-1427

KOH WUITENG & KARRIE C
2412 ROSEMONT PL W
SEATTLE, WA 98199-3702

KOPLOWITZ ROBERT
4218 NE 89TH ST
SEATTLE, WA 98115-3829

KUECKER ROBERT & ERIKA
9611 BLAKE PL
EDMONDS, WA 98020

KUNTZ CHRISTOPHER A & ALICE L
12105 NE 33RD ST
BELLEVUE, WA 98005-1203

KWAN ROSA
14622 NE 30TH PL APT A18
BELLEVUE, WA 98007-3207

LAMEDH LLC
1035 156TH AVE NE APT 23
BELLEVUE, WA 98007-4681

LANDSVERK DEANNE M
24113 56TH AVE W
MOUNTLAKE TERRACE, WA 98043-5503

LEE JEFFREY & LISA
4034 35TH AVE W
SEATTLE, WA 98199-1634

LEWIN MARK B & JOHANNE
13036 42ND AVE NE
SEATTLE, WA 98125-4625

LOVEJOY ROBERT & KATHY RAY
22728 37TH AVE NE
ARLINGTON, WA 98223-9059

LOZIER TODD & KRISTIN
8440 143RD CT NE
REDMOND, WA 98052-3467

MAAS ROBERT G &
7330 80TH PLACE SE
MERCER ISLAND, WA 98040-5930

MACKEY DEANNA L
5129 ORCA DR NE
TACOMA, WA 98422

MARSON TAMARA G
13230 FRAZIER PL NW
SEATTLE, WA 98177

MCCASLIN ROBERT L & DONNA J
17044 NE 37TH PL
BELLEVUE, WA 98008-6162

MCGINNIS DON & MARGARET JEAN
12825 STANDRING LN SW
BURIEN, WA 98146-3046

MCINTURFF TODD
24059 40TH AVE NE
BOTHELL, WA 98021-9077

MCLEOD FAMILY LLC
9006 NE 127TH PL
KIRKLAND, WA 98034-2666

MEBUST KIMBERLY &
12410 136TH AVE E
PUYALLUP, WA 98374

MENEELY SHAWN R & JULIE A
1107 1ST AVE APT 1805
SEATTLE, WA 98101-2948

MENTOR JOSEPH P JR & MARIE K
11237 MARINE VIEW DR SW
SEATTLE, WA 98146-1621

MILLER RON A & RONNA L
2872 TERRY LANE
ENUMCLAW, WA 98022-4046

MILLER WAYNE MILLER TRUST
9792 EDMONDS WAY STE 257
EDMONDS, WA 98020-5940

MOORE WILLSON C III & SUSANNE C
737 OLIVE WAY APT 3100
SEATTLE, WA 98101-3757

MORGAN RICHARD & AURORA
27119 NE STEWART ST
DUVALL, WA 98019-8497

MORRISS DAVID & INA
2138 62ND PL SE
AUBURN, WA 98092-8027

MOSS JORDAN & PENNY
16443 SE 47TH PLACE
BELLEVUE, WA 98006-5869

MOUNTAIN HIGH PROPERTIES LLC
2120 W MCMANAMON RD
OTHELLO, WA 99344-9027

NAP JASON R & CONNIE L
11731 SE 77TH PL
NEWCASTLE, WA 98056-1782

NATSUHARA DAVE & MARIAN
26602 164TH AVE SE
COVINGTON, WA 98042-8244

NELSON GREG & LAURIE NELSON
LIVING TRUST
428 10TH AVE
KIRKLAND, WA 98033-5615

NEW SUNCADIA HOSPITALITY LLC
770 SUNCADIA TRL
CLE ELUM, WA 98922-3214

NEW SUNCADIA LLC
770 SUNCADIA TRL
CLE ELUM, WA 98922-3214

NEW SUNCADIA LLC
770 SUNCADIA TRL
CLE ELUM, WA 98922-3214

NOWAK DOUGLAS D
8602 54TH PL W
MUKILTEO, WA 98275-3134

NTB HOLDINGS LLC
8327 20TH AVE NW
SEATTLE, WA 98117

OH SANGIK & SOOJIN CHUNG
2227 78TH AVE NE
MEDINA, WA 98039-2316

OLSON STEVE D & LEANNE M
13104 22ND AVE E
TACOMA, WA 98445-3671

OSNIS ROBERT & ANNIE
6819 SE 32ND ST
MERCER ISLAND, WA 98040-2555

OTTELE JESSIE
1615 92ND AVE NE
CLYDE HILL, WA 98004-2512

PARK BRYAN M
13614 SE 186TH PL
RENTON, WA 98058-8012

PARKER GWYNETH K & TOMMY L
3724 185TH ST SE
BOTHELL, WA 98012-8840

PELTON STEVE & ALICIA
32933 SE 43RD ST
FALL CITY, WA 98024-8734

PENG YONG
13008 SE 46TH CT
BELLEVUE, WA 98006-1329

PEREIRA MANUEL PEREIRA AND
DEBORAH PEREIRA LIVING TRUST
3515 N 35TH ST
TACOMA, WA 98407-6030

PFLAUM BRUCE WALTER TRUSTEE
1301 2ND AVE 18TH FL
SEATTLE, WA 98101-3800

PONDEROSA LODGE LLC
1326 5TH AVE STE 703
SEATTLE, WA 98101-2604

PRAGA MYRON DAVID III
1835 NEWHAVEN LOOP
RICHLAND, WA 99352-7637

PUCCI THOMAS A & SANDRA
1764 HARRISON WAY NE
ISSAQUAH, WA 98029-3689

RAINSHADOW MOUNTAIN LLC
2905 N 31ST ST
TACOMA, WA 98407-6406

RAMSEY KAREN S
2730 10TH AVE E
SEATTLE, WA 98102-3924

RANDLEMAN MARK & CYNTHIA
495 E 4TH ST
CLE ELUM, WA 98922-1220

RASARETNAM SURESH & ANH-THU
17357 187TH PL SE
RENTON, WA 98058-0723

RAU JEFFREY C
1626 14TH PL NE
ISSAQUAH, WA 98029-7819

RINDLAUB JOHN V
8441 SE 68TH ST #217
MERCER ISLAND, WA 98040-5235

RINGER GEORGE & JALLEEN
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MERCER ISLAND, WA 98040-2320

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BOX 380
SOUTHWORTH, WA 98386

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CLE ELUM, WA 98922-3214

SATHER D K & DIANE R
1501 E WILLOW RIDGE CIRCLE
SIOUX FALLS, SD 57110

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17524 NE 120TH WAY
REDMOND, WA 98052-2336

SCHLEPP WAYNE & BRENDA
2825 E LAKE SAMMAMISH PKWY NE
SAMMAMISH, WA 98074-4515

SCHOBER NEIL T & GINA M
4210 184TH AVE SE
ISSAQUAH, WA 98027-9776

SCHUMAN DAVID & TRINA
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SEATTLE, WA 98107-2042

SEDDON RICK W & DOREEN K
6219 116TH STREET CT E
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SHIMIZU STEVEN G &
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17927 MILITARY RD S
SEATAC, WA 98188-4627

SMITH JENNIFER B
302 157TH AVE NE
BELLEVUE, WA 98008-4338

SMITH ROGER M & PAULA R
5023 S 283RD PL
AUBURN, WA 98001-1924

SMITH SUNCADIA CONDO 5062 LLC
848 N RAINBOW BLVD #3038
LAS VEGAS, NV 89107-1103

SMYTH MICHAEL W & CAROL A
9504 231ST PL SW
EDMONDS, WA 98020-5022

SNOW COUNTRY LODGING LLC KAUAI
DEVELOPMENT GROUP
PO BOX 1211
HAIKU, HI 96708-1211

SOF N SAR LLC
1415 2ND AVE UNIT 710
SEATTLE, WA 98101-2029

SPEAR DOUGLAS D & MARY L
22912 53RD AVE SE
BOTHELL, WA 98021

STEMEN PATRICK
6035 39TH AVE NE
SEATTLE, WA 98115-7413

SUNCADIA 1141 LLC
1837 STATE ROUTE 105
GRAYLAND, WA 98547-9600

SUNCADIA 2012 LLC
1906 6TH AVE W
SEATTLE, WA 98119-2812

SUNCADIA 2059 LLC
125 NE 53RD ST
SEATTLE, WA 98105-3726

SUNCADIA 3012 LLC
145 FERNCLIFF AVE NE UNIT D435
BAINBRIDGE ISLAND, WA 98110-3430

SUNCADIA 3064 LLC
1920 4TH AVE UNIT 604
SEATTLE, WA 98101-5106

SUNCADIA 5050 LLC
PO BOX 445
MEDINA, WA 98039-0445

SUNCADIA COMMUNITY COUNCIL
PO BOX 944
ROSLYN, WA 98941-0944

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1650 PINEGRASS LOOP
CLE ELUM, WA 98922-3142

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1760 N NORTHLAKE WAY APT 521
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TALCOTT REVOCABLE LIVING TRUST
1320 S SUNSET DR
TACOMA, WA 98465-1233

TAMAKI BLAINE & PRECIOSA
1225 N 22ND AVE
YAKIMA, WA 98902-1211

TAYLOR JUDSON S & JERILYN
14711 32ND DR SE
MILL CREEK, WA 98012-5032

TESH TIMOTHY R
322 RANDOLPH RD
SEATTLE, WA 98122

THARP CHAD
21945 OAK WAY
BRIER, WA 98036-8179

THE BENAROYA COMPANY LLC
3600 136TH PL STE 250
BELLEVUE, WA 98006-1417

THIBERT NEIL & MANN-LING
7726 DOUGLAS AVE SE
SNOQUALMIE, WA 98065-9742

THREE ACRE WOOD
PO BOX 1453
WOODINVILLE, WA 98072

THREE T INVESTMENTS LLC
110 LUPINE DR
YAKIMA, WA 98901-1692

TOMKO TODD & SHANNA
1186 NE PARK DR
ISSAQUAH, WA 98029-7410

TORTORELLI JOHN J
424 S LAKESIDE RD
LIBERTY LAKE, WA 99019-9574

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14015 41ST AVE NE
SEATTLE, WA 98125-3822

VINING MATT
5221 REXTON LN
DALLAS, TX 75214-2252

VINING MATT & JESSICA
18827 49TH PL NE
SAMMAMISH, WA 98074-3200

WATSON THOMAS E
1415 2ND AVE #710
SEATTLE, WA 98101

WELLING MATTHY &
3859 BEACH DR
SEATTLE, WA 98116

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MOUNT VERNON, WA 98273-5718

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3288 NE HARRISON DR
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WISCHMEYER W THOMAS
1825 BAY MEADOWS DR
WEST LINN, OR 97068-2508

WISE NATHAN & KRISTIN
2836 78TH AVE SE
MERCER ISLAND, WA 98040-2848

WOLFRAM STEVEN M
36170 CHERRYWOOD DR
YUCAPIA, CA 92399

WOOD LAURA N &
15715 NE 53RD ST
REDMOND, WA 98052

WR VENTURES LLC
3831 221ST AVE SE
SAMMAMISH, WA 98075-9236

YOUNG JAMES D
2347 23RD LANE NE
ISSAQUAH, WA 98029-2626

ZACHARY WILLIAM
1545 NW 57TH ST UNIT 404
SEATTLE, WA 98107-5645

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wargog@cersd.org
montgomeryr@cersd.org

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Attn: Fire Chief
123 E. 1st St.
Cle Elum, WA 98922
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CITY OF CLE ELUM
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Steve Lathrop
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Cape Powers
New Suncadia LLC
cpowers@suncadia.com

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 04/24/18 13:34 by mw018

Acct #: 84329

Ad #: 1756110

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 04/26/2018 Stop: 05/03/2018
Times Ord: 2 Times Run: ***
STD6 2.00 X 7.43 Words: 394
Total STD6 14.86
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 259.46
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/APP LP-18-00001 SUNCADI
Given by: LINDSEY OZBOLT
Created: mw018 04/24/18 13:29
Last Changed: mw018 04/24/18 13:34

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTF
DR	A	97	S	04/26	05/03		
DRWN	LEG2	97	S	04/26	05/03		

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Lindsey Ozbolt
Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 04/24/18 13:34 by mwo18

Acct #: 84329

Ad #: 1756110

Status: N

NOTICE OF APPLICATION

Project File Number (s): LP-18-00001
Project Name: Suncadia Phase 1 Division 15
Authorized Agent: Steven Lathrop, LWHSD

Location: Parcel 953908, located off of Suncadia Trail, Cle Elum, WA 98922. Section 19, T20N, R15E, WM, in Kittitas County. Assessor's Map Number 20-15-19054-0006.

Proposal: Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted for Suncadia Phase 1 Division 15.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats)
Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, May 11, 2018**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: Kittitas County finds this proposal to be consistent with the Final Environmental Impact Statement (FEIS) issued by Kittitas County in April 2000 and the EIS Addendum issued in June 2000; therefore, no additional SEPA review is required. This proposal is part of a Planned Action and is consistent with the provisions of Ordinance 2000-17 and the Suncadia Conceptual Master Plan.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners on June 5, 2018 at 2:00 pm in the Commissioner's Auditorium 205 W 5th Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to the hearing date.

Required Permits: Preliminary and Final Plat approval, Site Development Plan approval, and building permits

Staff contact: Lindsey Ozbolt, Planning Official: (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

Notice of Application: Thursday, April 26, 2018
Application Received: Friday, March 23, 2018
Application Complete: Thursday, April 12, 2018
Publish Daily Record: April 26, 2018 and May 3, 2018
Publish NKC Tribune: May 3, 2018



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, April 26, 2018
Application Received: Friday, March 23, 2018
Application Complete: Thursday, April 12, 2018

Project File Number (s): LP-18-00001
Project Name: Suncadia Phase 1 Division 15
Authorized Agent: Steven Lathrop, LWHSD

Location: Parcel 953908, located off of Suncadia Trail, Cle Elum, WA 98922. Section 19, T20N, R15E, WM, in Kittitas County. Assessor's Map Number 20-15-19054-0006.

Proposal: Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted for Suncadia Phase 1 Division 15.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats) Phone: (509) 962-7506

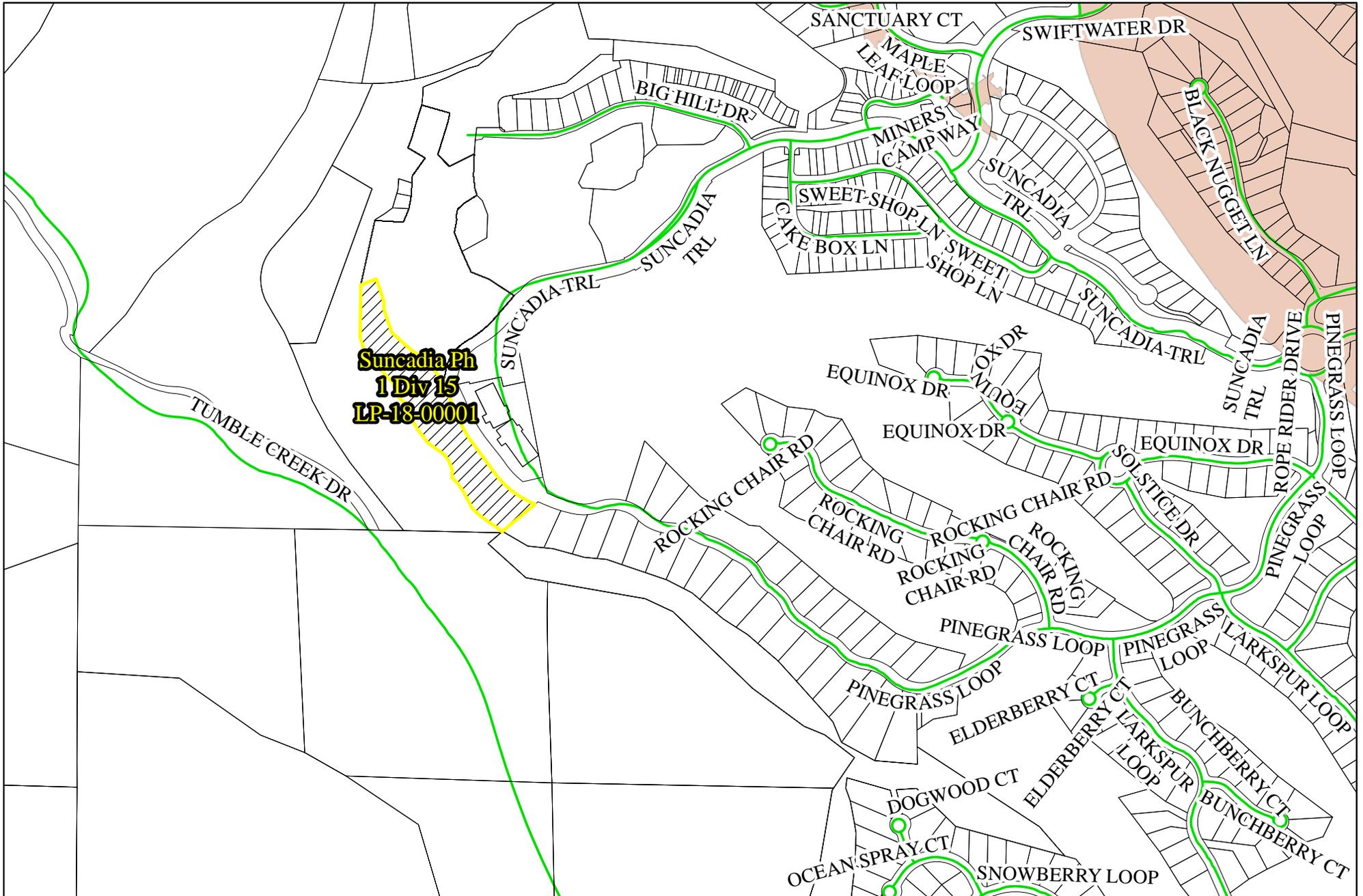
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Required Permits: Preliminary and Final Plat approval, Site Development Plan approval, and building permits

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planning Official: (509) 962-7046; email at lindsey.ozbolt@co.kittitas.wa.us

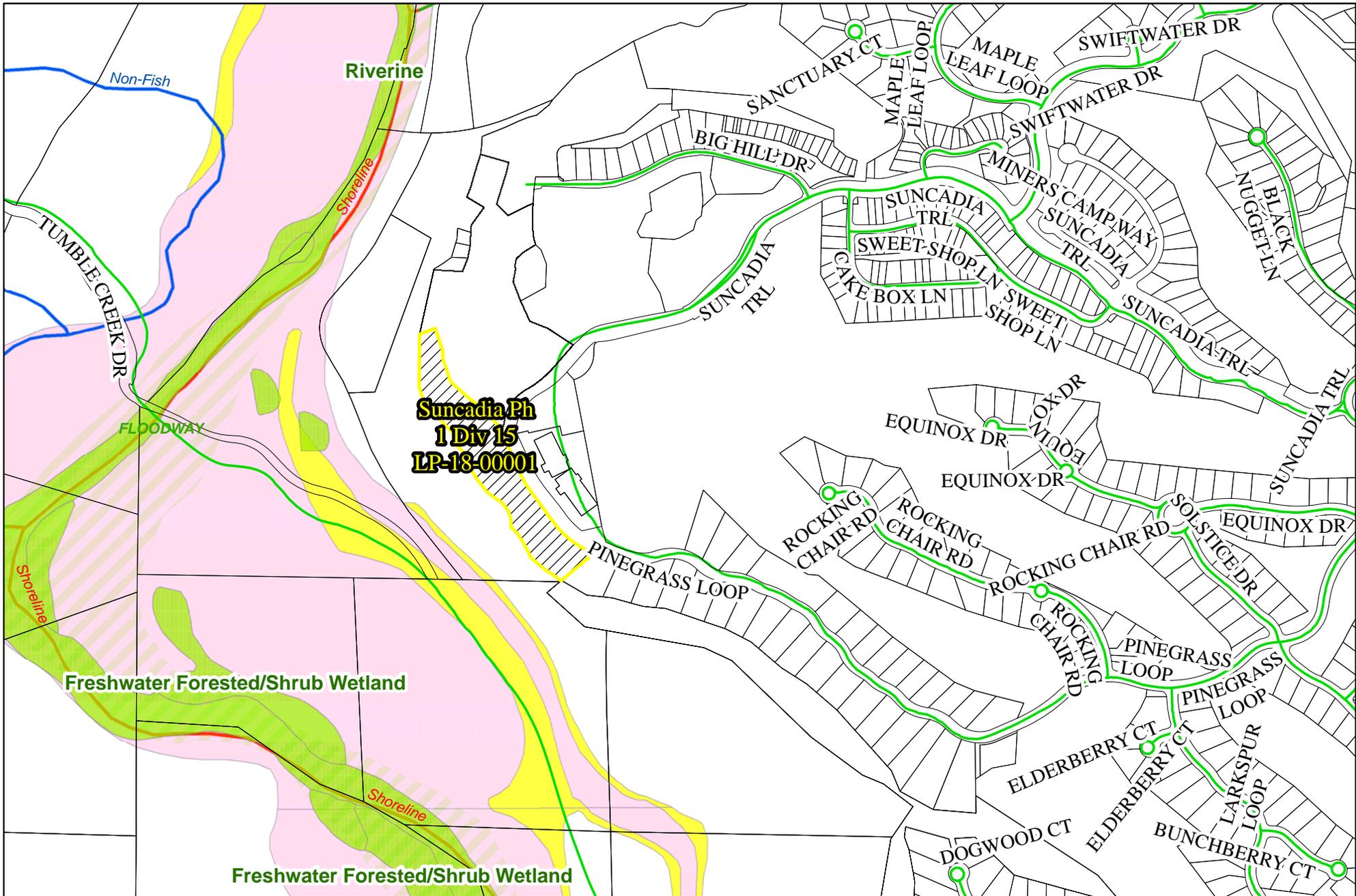


LP-18-00001 Suncadia Ph 1 Div 1

Coal Mine Map

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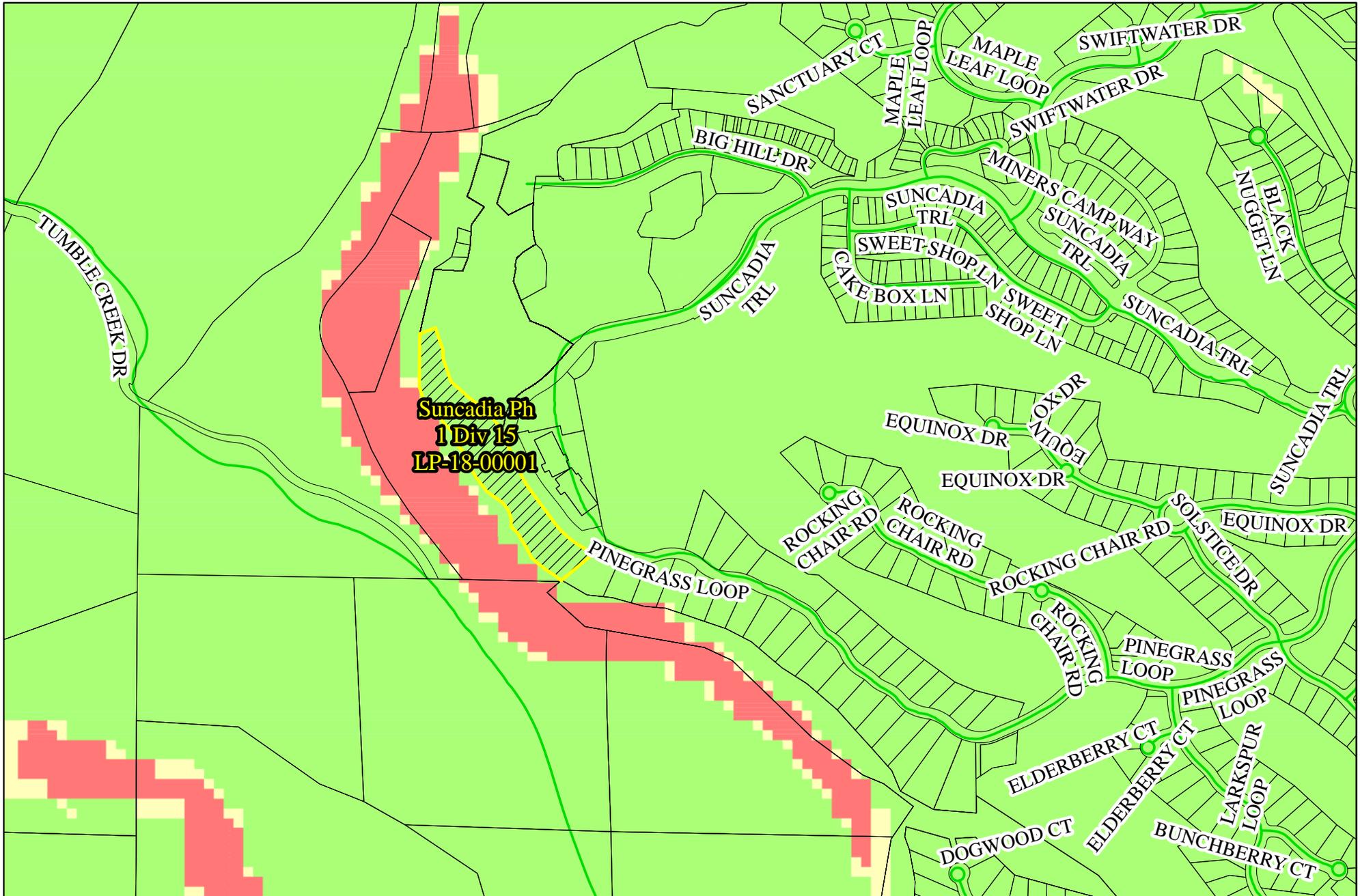


LP-18-00001 Suncadia Ph 1 Div 1

Critical Areas Map

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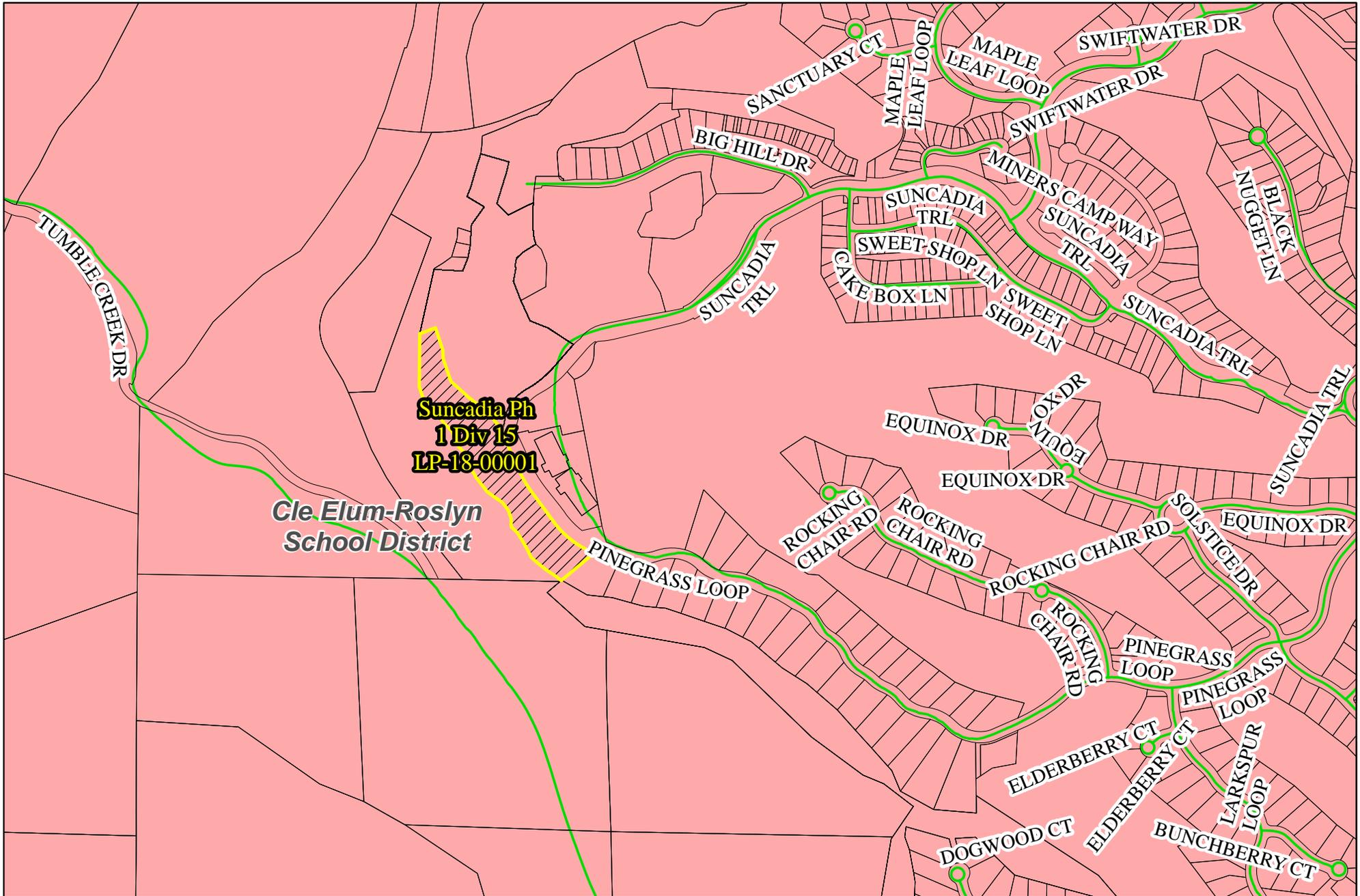


LP-18-00001 Suncadia Ph 1 Div 1

Hazardous Slope Map

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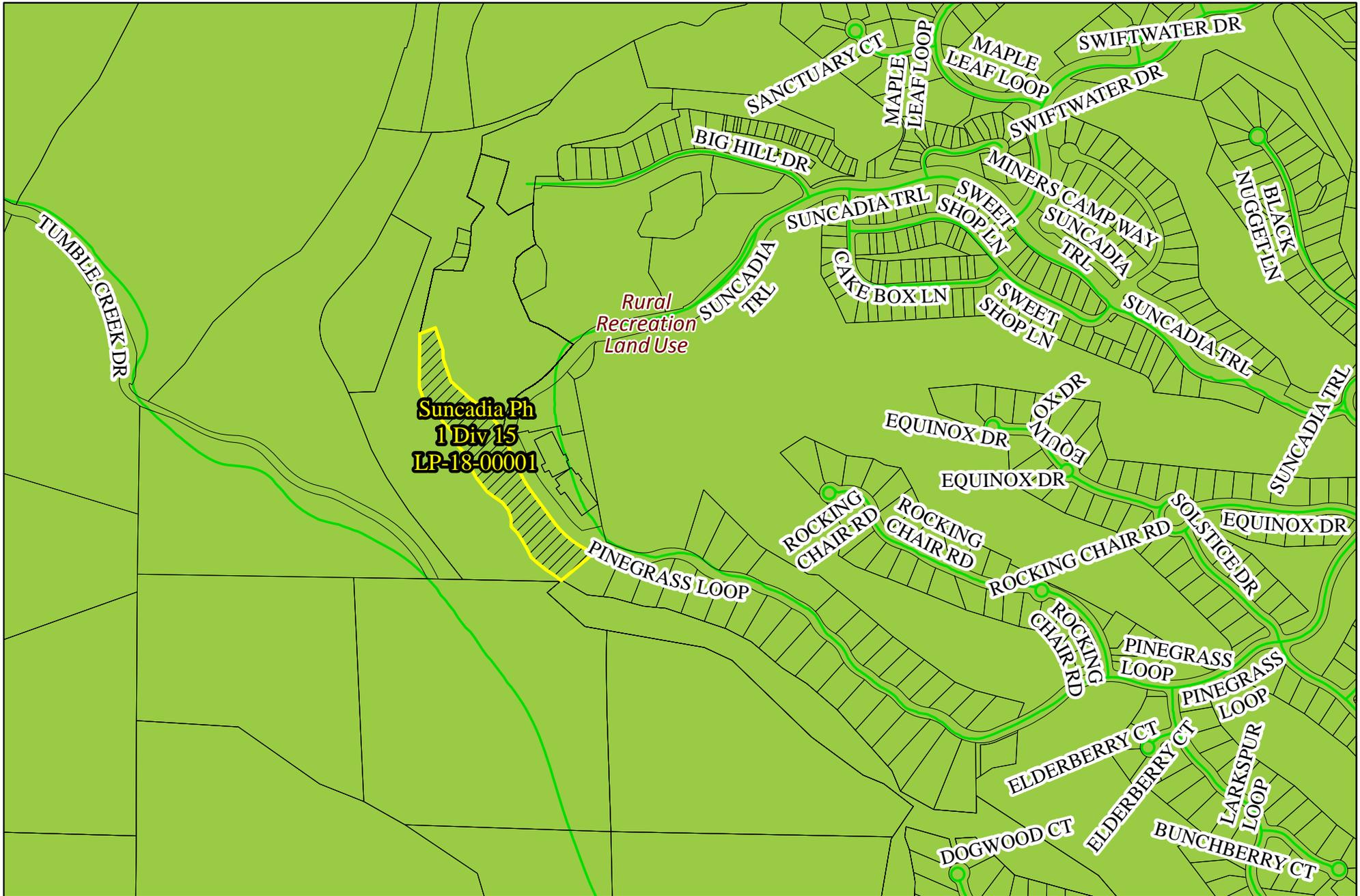


LP-18-00001 Suncadia Ph 1 Div 1

School District Map

Index #14



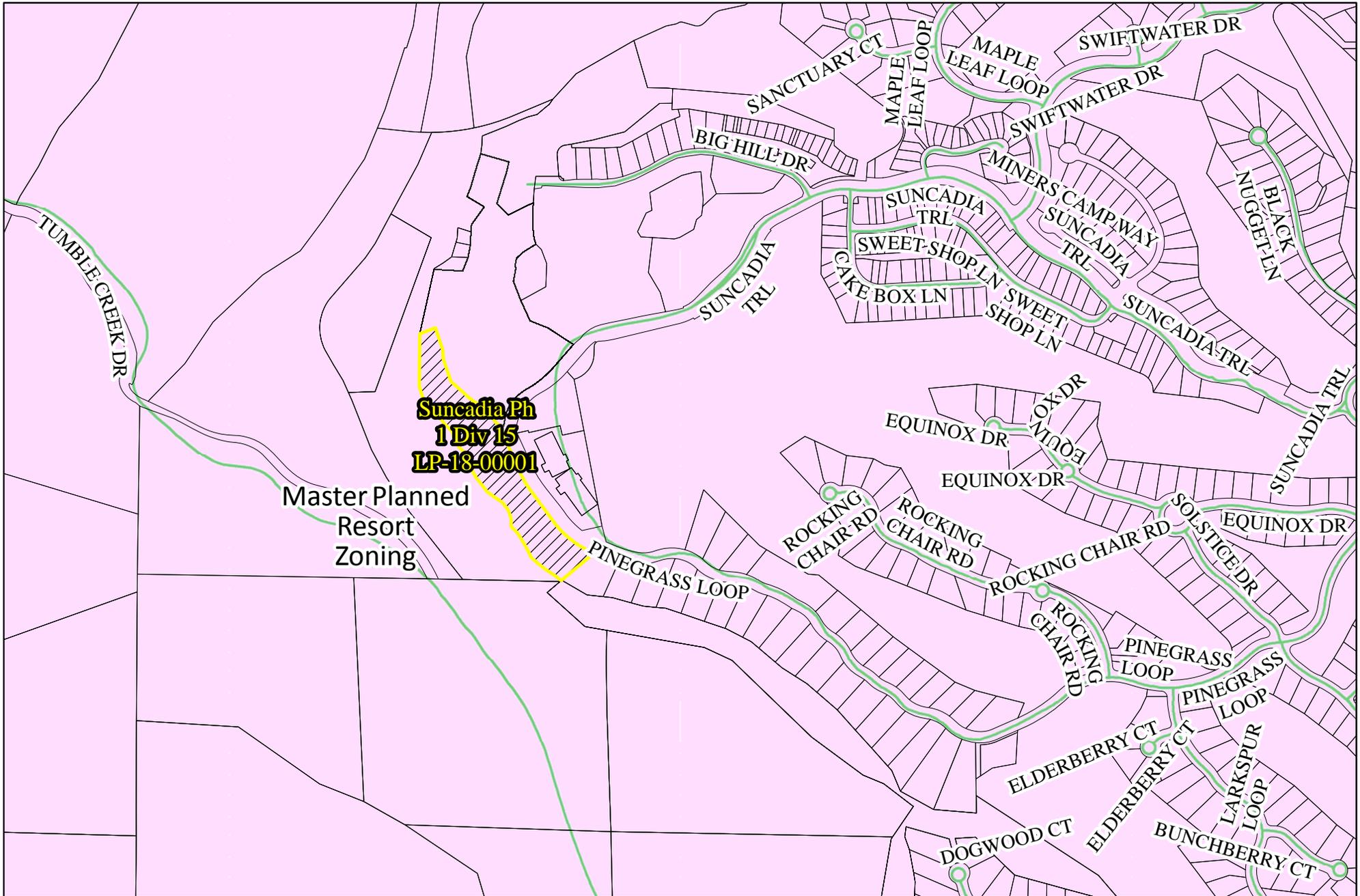


LP-18-00001 Suncadia Ph 1 Div 1

Land Use Map

Index #14



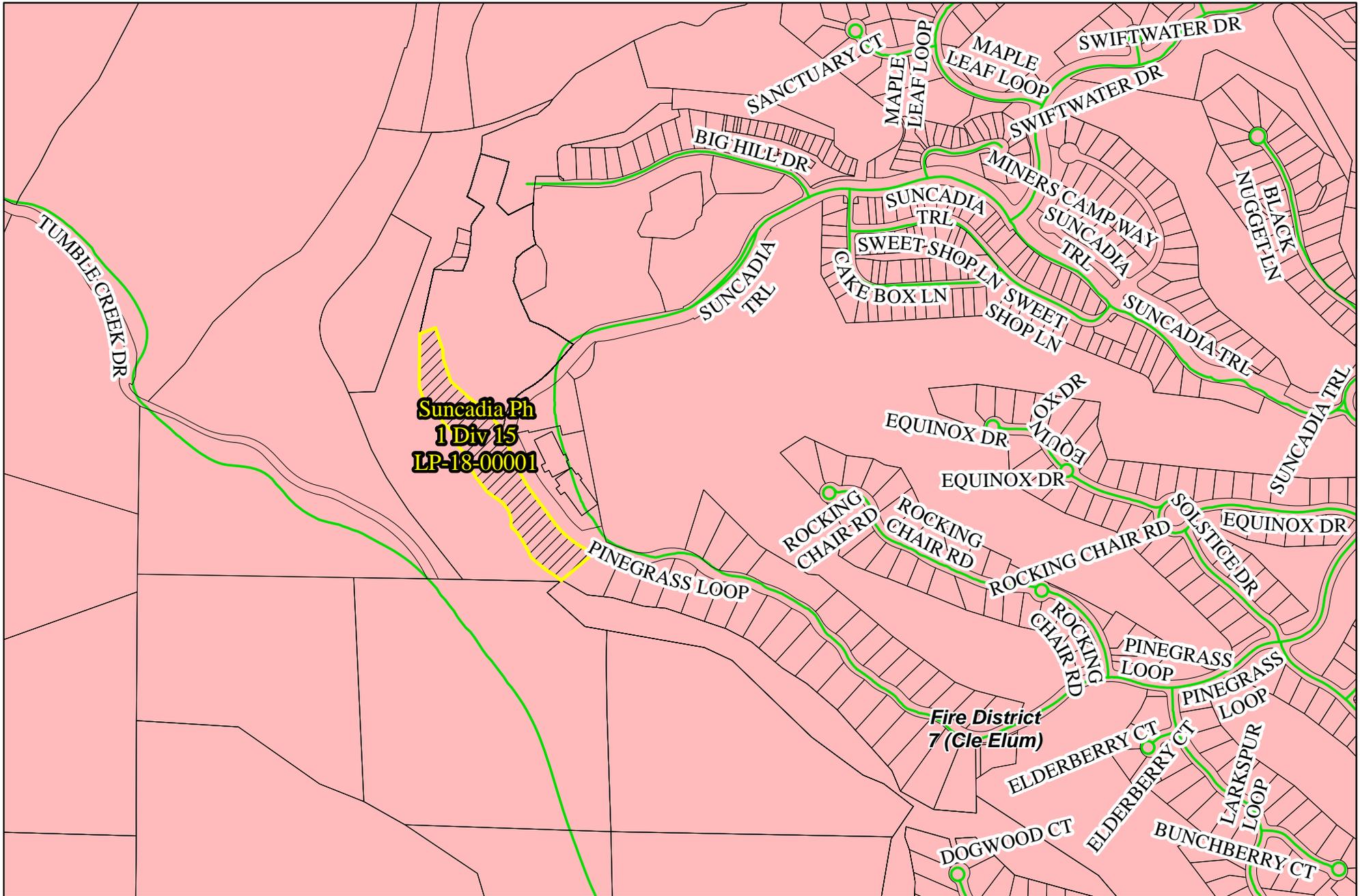


LP-18-00001 Suncadia Ph 1 Div 1

Zoning Map

Index #14



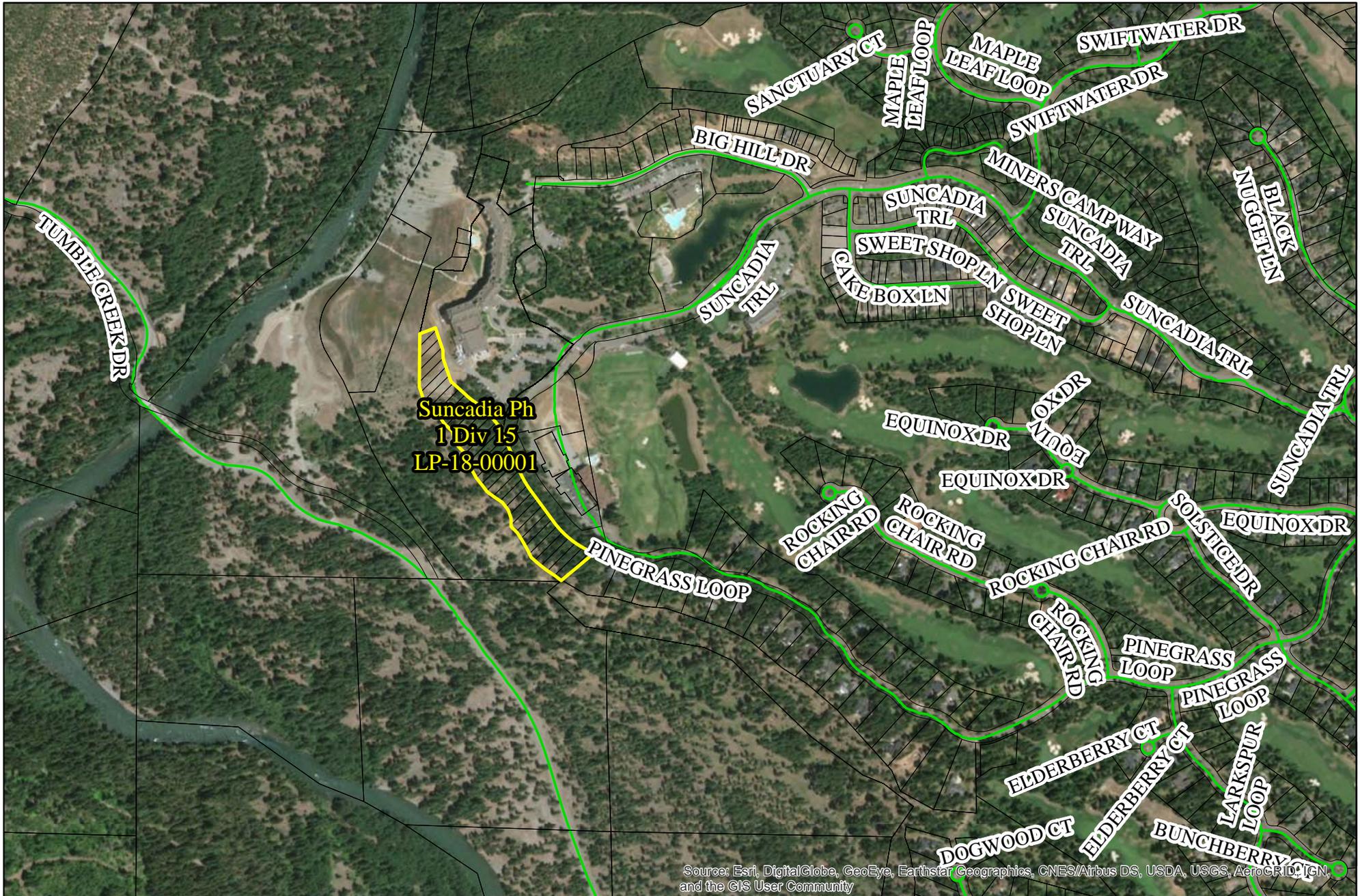


LP-18-00001 Suncadia Ph 1 Div 1

Fire District Map

Index #14



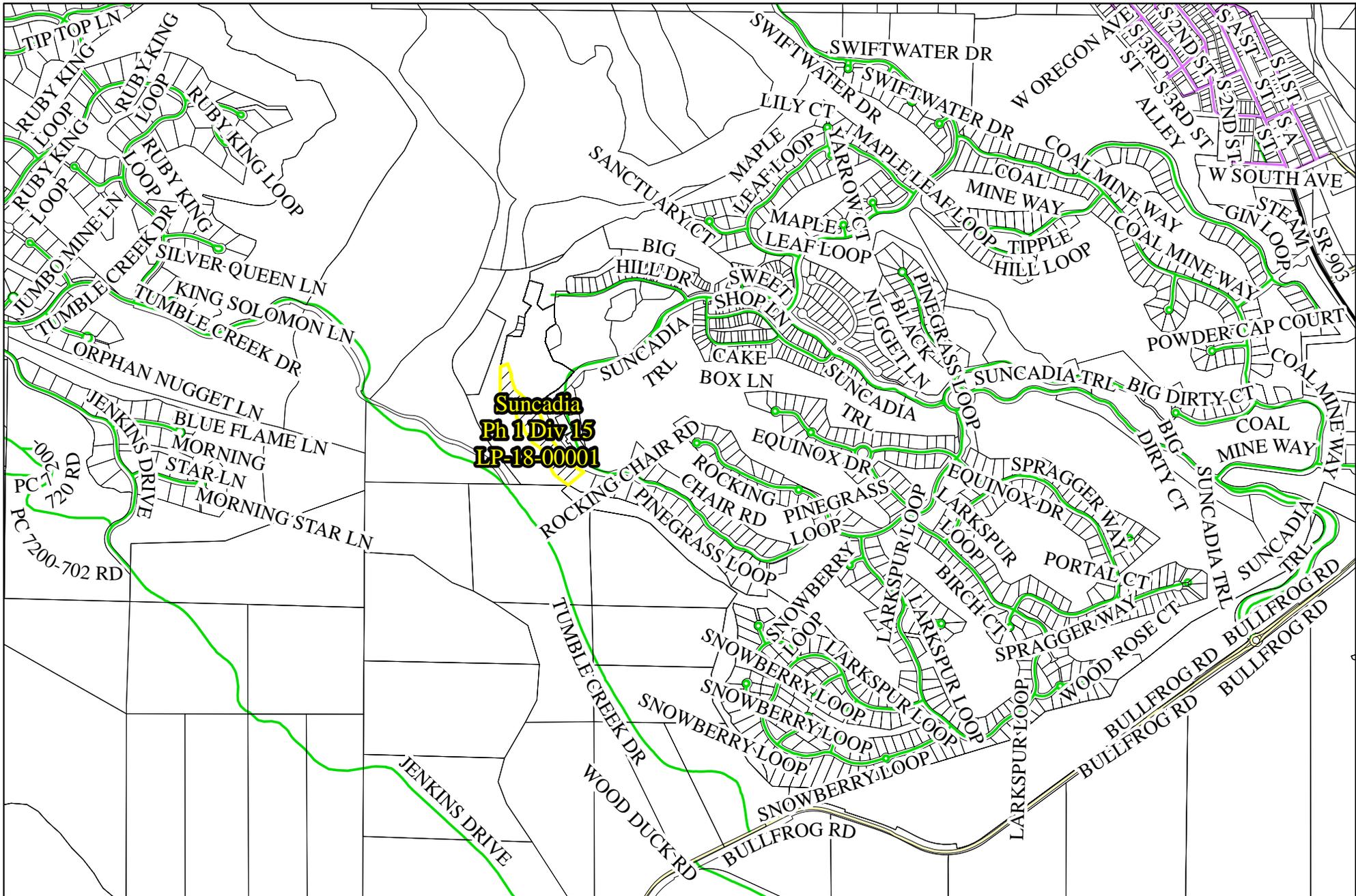


LP-18-00001 Suncadia Ph 1 Div 1

Aerial Map

Index #14





LP-18-00001 Suncadia Ph 1 Div 1

Vicinity Map

Index #14





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 18, 2018

New Suncadia LLC
Attn: Cape Powers
770 Suncadia Trail
Cle Elum, WA 98922
cpowers@suncadi.com

RE: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) – Revised Deem Complete Letter

Dear Applicant,

The application for a 10 lot Plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort, located in a portion of Section 19, T20N, R15E, WM, in Kittitas County, Assessor's map number 20-15-19054-0006, was received on March 23, 2018. Your application has been determined complete as of April 12, 2018. This letter has been revised to be consistent with the processing procedures pursuant to the Seventh Amendment of the Suncadia Development Agreement (DA).

In accordance with the provisions of KCC 15A.030.060 and the DA, the following will occur:

1. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
3. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Board of County Commissioners.
4. An open record hearing will be scheduled before the Kittitas County Board of Commissioners pursuant to the DA where public testimony may be given and a final decision will be made.

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

Lindsey Ozbolt
Planning Official

Cc: Steven Lathrop, Authorized Agent, LWHSD

via email

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, April 18, 2018 4:52 PM
To: 'Powers, Cape'
Cc: Steve Lathrop
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 Prelim Plat - Revised Deem Complete Letter
Attachments: LP-18-00001 Suncadia Ph 1 Div 15 Deem Complete Revised_4.18.18_signed.pdf

Sorry about that...

Lindsey Ozbolt

Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

From: Powers, Cape [<mailto:cpowers@suncadia.com>]
Sent: Wednesday, April 18, 2018 4:41 PM
To: Lindsey Ozbolt
Cc: Steve Lathrop
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 Prelim Plat - Revised Deem Complete Letter

Lindsey...didn't get the attachment for some reason. Can you re-send?

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Sent: Wednesday, April 18, 2018 12:11 PM
To: Powers, Cape <cpowers@suncadia.com>
Cc: Steve Lathrop <Steve@lwbsd.com>
Subject: LP-18-00001 Suncadia Ph 1 Div 15 Prelim Plat - Revised Deem Complete Letter

Cape,

Please find attached the revised deem complete letter for the above referenced project. This letter has been revised to ensure processing is consistent with the Suncadia Development Agreement.

I have placed the signed copy of this revised deem complete letter in the mail to you along with the original signed deem complete letter for your records.

Best regards,

Lindsey Ozbolt

Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 12, 2018

New Suncadia LLC
Attn: Cape Powers
770 Suncadia Trail
Cle Elum, WA 98922
cpowers@suncadi.com

RE: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001)

Dear Applicant,

The application for a 10 lot Plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort, located in a portion of Section 19, T20N, R15E, WM, in Kittitas County, Assessor's map number 20-15-19054-0006, was received on March 23, 2018. Your application has been determined complete as of April 12, 2018 for the purposes of intake, initial review, and vesting. Please be advised that the following actions will need to be completed prior to the issuance of a Notice of Application:

1. As provisioned in Kittitas County Code 15A.03.110 the property shall be posted by the applicant along each street frontage. Signage, a posting affidavit, and a map of posting locations, have been prepared by Community Development Services staff and are available for pick up at our office during regular business hours. Please be certain that the signs are "...posted on each road frontage on the subject property..." and that they are "... clearly visible and accessible."¹
2. Return the signed Affidavit of Posting including photo documentation of placement to Kittitas County Community Development Services Attn: Lindsey Ozbolt.

Upon Completion of the above actions in accordance with the provisions of KCC 15A.030.060:

1. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Board of County Commissioners.
5. An open record hearing will be scheduled before the Kittitas County Board of Commissioners pursuant to the Seventh Amendment of the Suncadia Development Agreement where public testimony may be given and a final decision will be made.

¹ KCC 15A.03.110(3)

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

A handwritten signature in blue ink that reads "Lindsey M Ozbolt".

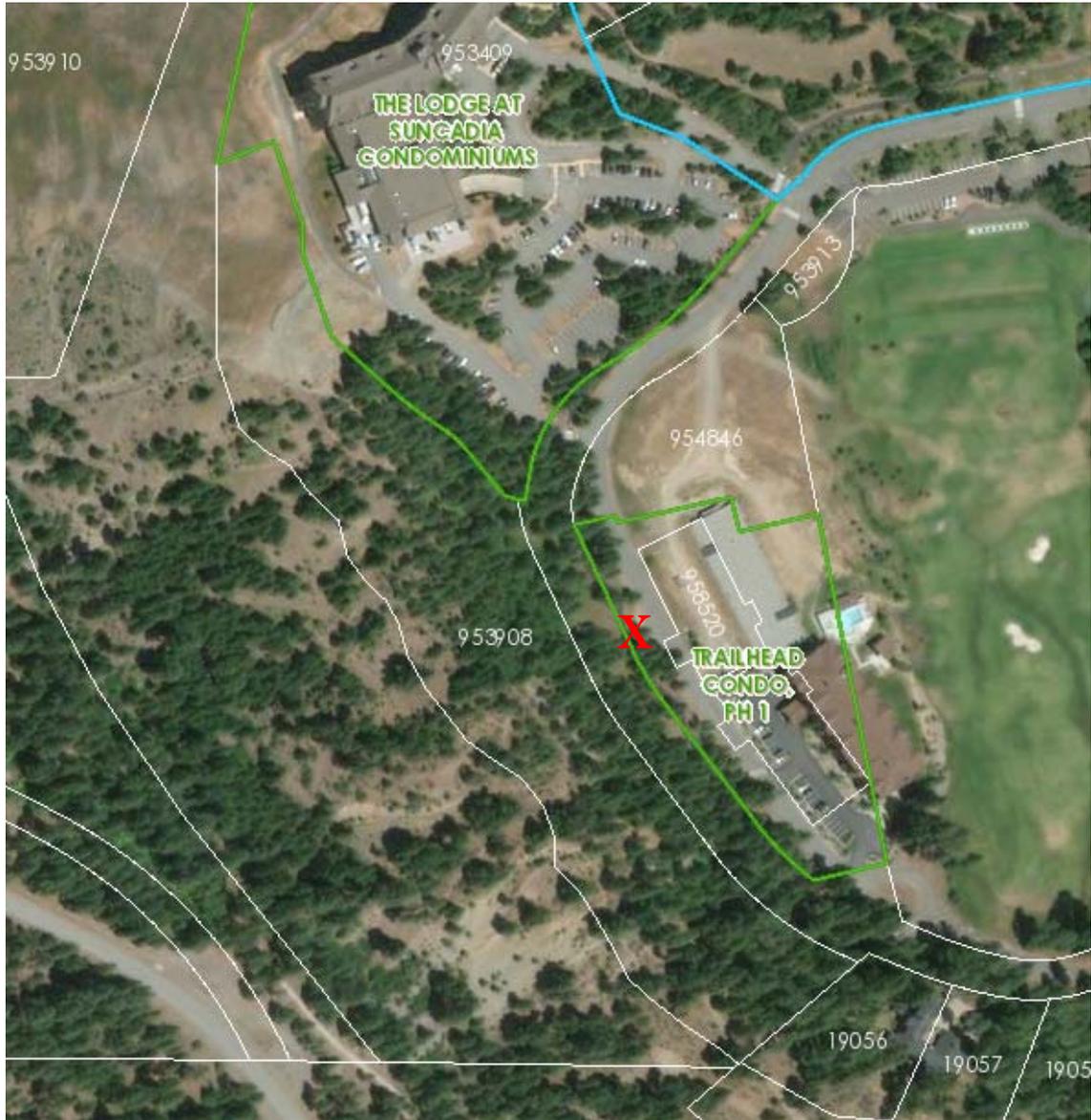
Lindsey Ozbolt
Planning Official

Cc: Steven Lathrop, Authorized Agent, LWHS

via email

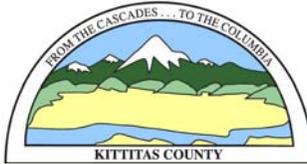
LP-18-00001 Suncadia Ph 1 Div 15

Sign Posting Map



X SIGN PLACEMENT LOCATION

Index #12



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: April 12, 2018	PLANNING OFFICIAL: Lindsey Ozbolt
PROJECT NAME: Suncadia Ph. 1 Div. 15	FILE NUMBER: LP-18-00001

PLEASE COMPLETE THE FOLLOWING:

I, _____, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

Signature

Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received _____

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Thursday, April 12, 2018 5:59 PM
To: Powers, Cape (cpowers@suncadia.com)
Cc: Steve Lathrop
Subject: LP-18-00001 Suncadia Ph 1 Div 15 Deem Complete Letter
Attachments: LP-18-00001 Suncadia Ph 1 Div 15 Deem Complete_signed.pdf

Good evening Cape.

Please find attached a scanned copy of the signed Deem Complete letter for LP-18-00001 Suncadia Ph 1 Div 15. The affidavit of site posting, signed deem complete letter and land use action sign are available at our front desk for your pick-up at your convenience.

Please do not hesitate to contact me should you have any questions.

Best regards,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

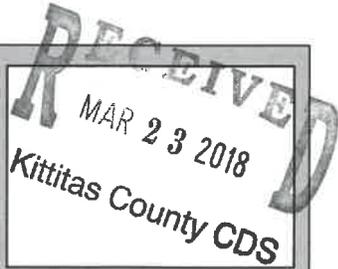
APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)

\$70.00 Kittitas County Department of Public Works

\$670.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): <hr style="border: 0; border-top: 1px solid black;"/>	DATE: <hr style="border: 0; border-top: 1px solid black;"/>	RECEIPT# <hr style="border: 0; border-top: 1px solid black;"/>	<div style="text-align: center;">  <p>DATE STAMP IN BOX</p> </div>
---	--	---	---

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Suncadia Phase 1 Division 15

2. Name of applicant: [\[help\]](#)

New Suncadia LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

New Suncadia, LLC, Cape Powers, 770 Suncadia Trail Cle Elum, WA 98922 and Phone: 509-649-3906.

4. Date checklist prepared: [\[help\]](#)

March 15, 2018

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is anticipated to begin Summer 2018 and be completed by 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Please see Section A.3 of attachment.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Building Permits will be required for the residential development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Phase 1 Division 15 construction consists of 10 detached residential lots, an access tract and a future dev. tract.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

South of Suncadia Lodge and west of Suncadia Trail, see Site Development Plan exhibit for more information.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#) Generally slopes to the south.

(circle one): Flat, rolling hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The slopes on the site range from 1 to 50 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Soils on the developable lot footprint include glacial outwash deposits and glacial moraine deposits on the slope.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Please see Section B.1.d of attachment.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Please see Section B.1.e of attachment.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Please see Section B.1.d of attachment. Furthermore, the TESCP program in place for the resort will be utilized.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 50% of the plat area from the constructed building roofs, driveways, and roads.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Please see Section B.1.h of attachment. Furthermore, the TESCP program in place for the resort will be utilized.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Please see Section B.2.a of attachment.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No off-site sources of emissions or odor are anticipated to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

See Phase 1 area in the Erosion Control Plan and the MPR Conditions of Approval sections B-42 through B-45.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Please see Section B.3.a(1) of attachment.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Please see Section B.3.a(4) of attachment.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Please see Section B.3.c(1) of attachment.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Please see Section B.3.d of attachment.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Please see Section B.3.d of attachment.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 7.2 acres of trees, shrubs, and other vegetation will be removed or altered.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No federal or state threatened or endangered plant species were identified on the MPR site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Section 3.4 and Appendix E of the DEIS, Section 3.4.1 of the FEIS, and the Land Stewardship Plan.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Songbirds, deer, bear, and elk.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Please see Section B.5.b of attachment.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Elk are known to cross portions of the project site as they move west during the winter.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Please see Section B.5.d of attachment.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Energy needs are described in Section 4.14 of the DEIS. Natural gas will be used for heating and cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

The project is not anticipated to affect any potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Construction will be in compliance with the IBC and Washington State Energy Code.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Please see Section B.7.a of attachment.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and

design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

The site is currently undeveloped and there are no known existing hazardous chemicals/conditions.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Please see Section B.7.a(1) of attachment.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Please see Section B.7.a(2) of attachment.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

No known sources of noise exist that would affect the proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Please see Section B.7.b(2) of attachment.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Please see Section B.7.b(3) of attachment.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Please see Section B.8.a of attachment.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No forest lands of commercial significance will be converted as a result of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

None.

- d. Will any structures be demolished? If so, what? [\[help\]](#)
No.
- e. What is the current zoning classification of the site? [\[help\]](#)
Master Planned Resort.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Resort Residential.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
40 to 60 people.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Please see Section B.8.I of attachment.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
Not applicable.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
10 detached residential lots and open space. The residences will be high-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Please see Section B.9.c of attachment.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Please see Section B.10.a of attachment.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Please see Section B.10.b of attachment.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Please see Section B.10.c of attachment.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Please see Section B.11.a of attachment.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Light and glare are not expected to be a safety factor or interfere with existing views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Please see Section B.11.d of attachment.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Please see Section B.12.a of attachment.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project will not displace existing recreational opportunities in the project area.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Measures outlined in the MPR Conditions of Approval Sections C-27 through C-29 will be adhered to.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Please see Section 3.10 and Appendix H of the DEIS and Section of the FEIS document.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Please see Section B.13.b of attachment.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Measures outlined in the MPR Conditions of Approval, sections C-21 through C-23, would be implemented.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

State Highway SR903 or I-90 to Bullfrog Road and then to Suncadia Trail provides access to the project.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No public transportation exists in Roslyn or in Cle Elum.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Each residence will include dedicated on-site parking that would vary per individual residence. None eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)_____

New internal roads will be constructed within the project site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Please see Section B.14.f of attachment.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Please refer to the MPR Conditions of Approval, Sections C-1 through C-20B.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

There would be a small increase in demand for fire and police protection, schools, and health care facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Measures are outlined in the MPR Conditions of Approval, Sections C-30 through C-47 would reduce impacts.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, ~~septic system~~, other _____

All utilities listed above are available to the site.

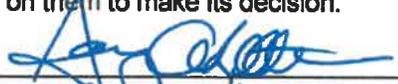
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, natural gas, telephone cable television, refuse, water, and sewer services are proposed at the site.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee _____

GARY A. KETTLESTON

Position and Agency/Organization _____

VICE PRESIDENT

Date Submitted: _____

3/15/18

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not applicable.

**Attachment to
SEPA Environmental Checklist
Phase 1 Division 15**

Introduction

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

A. BACKGROUND

3. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.

The following environmental information has been prepared for the Suncadia MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. (“DEIS”)
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. (“FEIS”)
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. (“EIS Addendum”)
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2002. (“Cle Elum FEIS”)

B. ENVIRONMENTAL ELEMENTS

1. EARTH

d. Are there surface indications or history of unstable soils in the immediate vicinity?

The developed portions of the Phase 1 Division 15 plat have been mapped in the Erosion Hazard Map as Zone 5 “Low Hazard Risk”. The undeveloped open space western portions of the lot area consisting of steep slopes have been mapped as Zone 1 “High to Severe Hazard Risk”. No development is proposed

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

For Phase 1 Division 15 lot, access and utility infrastructure construction, the estimated grading quantities are approximately 2,100 cubic yards of cut and approximately 700 cubic yards of fill. Cut material will likely be deposited to another project site within the MPR. Materials for utility backfill and road base would be imported from offsite sources.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Suncadia, LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to development of Phase 1 Division 15. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No. WA-005236-1). Conditions of the permit specify erosion control measures that will be used during construction activities.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Air Quality is discussed in Sections 3.5 and 4.5 of the DEIS. During construction, wind-blown dust and emissions from construction equipment could travel off-site. Construction emissions would be minor and short-term. When construction is complete, air emissions would include those typical from automobiles and would be low in volume, corresponding to the small traffic volumes produced by light-density residential use and golf course traffic. Wood-burning stoves and fireplaces will not be permitted in the completed homes.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

No surface water body is located on the property. Information on surface waters and wetlands throughout the MPR site is provided in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposed MPR water supply system, including water quantities and water rights transfers, is described in detail in Sections 2.4 and 3.3 and Appendix A of the FEIS and in Sections 3.4 and 3.16 and Appendices B and C of the Cle Elum/UGA FEIS. Surface water diversions to supply the MPR, including Phase 1 Division 15, would be required from the Yakima River (via previously constructed diversion facilities). The Kittitas County Water Conservancy Board and the Washington Department of Ecology have approved the water rights transfer applications needed to allow this diversion.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and

disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from buildings, access tract, future development tract, and landscaped areas would be controlled through collection in catch basins and pipes and conveyed to an offsite water quality, detention, and infiltration facility as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater runoff from the proposed lots and access tract would be treated for water quality on and offsite using best management practices as outlined by Department of Ecology and the MPR Conditions of Approval sections B-9 through B-16. Proposed methods of stormwater treatment include offsite bio-infiltration, biofiltration swales, and/or wetpond treatment.

5. ANIMALS

b. List any threatened or endangered species known to be on or near the site.

Appendix E of the DEIS discuss threatened, endangered, sensitive and other priority wildlife species in detail. These include federal species of concern, and state candidate species, some of which have been found on the MPR site.

Goshawk – Federal Species of Concern

Pileated Woodpecker – State Sensitive Species

Bald Eagles (State and Federal threatened species) occasionally forage along the Cle Elum and Yakima Rivers. No nesting, roosting, or winter concentration areas for bald eagles are located on the MPR site.

Steelhead (*Oncorhynchus mykiss*) and bull trout (*Salvelinus confluentus*) are listed as threatened species under the federal Endangered Species Act and are present near the MPR site.

Westlope cutthroat trout (*Oncorhynchus clarki lewisi*) is a federal species of concern found in the area.

d. Proposed measures to preserve or enhance wildlife, if any.

A land stewardship plan has been prepared for the MPR and will be adhered to. The Land Stewardship plan identifies 15 different management zones, including provisions for wildlife enhancement. Section 4.4.3 and Appendix E of the DEIS, Section 3.4.3 of the FEIS, and the Land Stewardship Plan discuss mitigation measures to retain or enhance wildlife habitat.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Project construction would include the health and safety hazards typical for residential and infrastructure construction. Hazards after project completion would be typical of those for

residential and recreational uses.

1) Describe special emergency services that might be required.

The need for fire protection and emergency response/aid services during MPR construction and operation is discussed in Section 4.13 of the DEIS. The additional fire protection services needed would be provided by local jurisdictions, primarily Fire District No. 7. Emergency medical services would be provided by Fire District No. 7 and the Kittitas County Hospital. No needs for special emergency services would apply to construction or operation of the proposed action.

2) Proposed measures to reduce or control environmental health hazards, if any.

Construction contractors would follow standard safety practices for the applicable types of construction. Furthermore, the Fire District 7 fire station in the Suncadia Resort at 31 Fire House Road (at the northwest intersection of Bullfrog Road) is able to provide quick response to hazards.

b. Noise

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise impacts and mitigation measures are discussed in Section 4.6 of the DEIS and Sections B-46 through B-50 of the MPR Conditions of Approval.

During construction, temporary increases in sound would occur on area roadways due to haul vehicles transporting construction materials to and from the project site. Typical construction noise would include truck traffic, construction equipment, and building construction. After construction, noise would include those sounds typically associated with a residential community, including traffic, garbage collection, and outdoor recreation use.

3) Proposed measures to reduce or control noise impacts, if any.

During construction, the Kittitas County noise ordinance will be followed, and construction hours will be limited. Construction equipment would utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures. In addition, idle equipment may be turned off and construction would be limited to daytime hours. In addition, the MPR Conditions of Approval (Sections B-46 through B-50) will be adhered to.

Snowmobile use is limited within the MPR by C-13.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The Phase 1 Division 15 property is undeveloped and located south of The Lodge at Suncadia, southwest of Suncadia Trail, and west of existing lot development.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The Phase 1 Division 15 site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the Master Planned Resort development agreement that has been adopted by Kittitas County ordinance, and the Phase 1 General Site Plan as revised on February 16, 2005.

9. HOUSING

c. Proposed measures to reduce or control housing impacts, if any.

Measures to reduce or control housing impacts are required under the MPR Conditions of Approval Sections C-59 through C-61. Under C-60 in particular, the private sector external to the MPR continues to supply adequate housing stock and no further measures or mitigation are required at this time.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Residential structures would be a maximum of two stories or up to 34 feet above ground elevation (depending on existing topography). Principal exterior building materials would include wood, metal, concrete and stone for walls. Metal or composition shingles would be used for roofing material.

b. What views in the immediate vicinity would be altered or obstructed?

Visual impacts and mitigation measures are discussed in Section 4.11 of the DEIS. The forested setting would change to a developed landscape, which would be suburban in character. The developed areas would include views of vegetation intermixed with roadways, building rooftops and facades, vehicles and maintained landscape and lawn areas. There would likely be occasions in the vicinity of the MPR where viewing position and topography would allow limited views of development. No significant views would be obstructed, and the degree of change evident in these views would not be large.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Suncadia has adopted and is implementing architectural design guidelines and requirements to reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would include retention of vegetation for buffers and screening, and use of unobtrusive building materials with natural colors and textures. A design review committee will review architectural design of all proposed structures. Sensitive site design and the use of natural materials would be encouraged. Retention of vegetation within and around the proposed development would reduce the extent of development visible from distant viewpoints. The guidelines set forth in the MPR Conditions of Approval, Sections C-21 through C-23, will be adhered to.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Section 3.11, Section 4.11, Appendix I of the DEIS, and Section 3.11 of the FEIS include discussions of light and glare issues. As discussed in the EIS, roads and structures within Phase 1 Division 15 would have minimal nighttime lighting. Typical levels of light associated with residential development would be the prominent light sources. Vehicle headlights on roads would contribute to light emissions. Increased traffic would contribute to off-site light and glare.

d. Proposed measures to reduce or control light and glare impacts, if any.

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential lighting would be reduced or controlled through implementation of MPR Codes Covenants and Restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting. In addition, a “dark sky” lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). These requirements are consistent with the MPR Conditions of Approval, C-24 through C-26.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Section 3.12 of the DEIS documents existing recreational opportunities in the area of the MPR. Low-intensity, informal recreation, including hiking, horse riding, and fishing were identified. The Suncadia Resort has developed additional recreation opportunities adjacent to or in the vicinity including golf courses, an extensive trail system, swimming facilities, an ice rink, and Bautista and Dawson Park. Snowmobiling through the MPR property is not allowed except as strictly limited by the CC&R’s consistent with the County Conditions of Approval.

13. HISTORIC AND CULTURAL PRESERVATION

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no known archeological sites on or in the immediate vicinity of the project site. Section 4.10 and Appendix H of the DEIS and 3.10 of the FEIS discuss potential impacts and mitigation measures for discovery and preservation of cultural resources. The Draft EIS also identifies 101 known cultural resources on the MPR site. Most of the cultural resources on the MPR property are historic sites; primarily refuse scatters, mining-related features, and waterlines with associated features. Prehistoric sites, which account for approximately one-third of the cultural properties on the MPR, are typically lithic scatters (flakes and fragments from stone tool-making activity) or isolated finds.

14. TRANSPORTATION

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic impacts of the MPR, including Phase 1 Division 15, are identified in the Sections 3.9 and 4.9 of the DEIS and Appendix D of the FEIS. Based on the analysis parameters applied for the EIS and the number of units in this development, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Land Owner of Record (required for application submittal):

NEW SUNCADIA, LLC,
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,
A Delaware Limited Liability Company,
Its: Managing Member

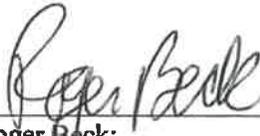
By: LDD Suncadia Manager, Inc.,
A Delaware Corporation
Its: Manager



By Gary Rittleson:
Its: *Vice President*

3/15/18

Date



By Roger Beck:
Its: *Senior Vice President*

3/15/18

Date



SUNCADIA

RESORT · COMMUNITY · LEGACY

RECEIVED
MAR 23 2018
Kittitas County CDS *Preliminary Site and Utility
Engineering Summary*

**Phase 1 Division 15
Site Development Plan**

**Suncadia
Master Planned Resort**

**New Suncadia, L.L.C.
Cle Elum, Washington**

March 20, 2018

Prepared by

**ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



www.esmcivil.com

Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the Phase 1 Division 15 plat.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1.

Information on the proposed water supply, storage and distribution system, is taken from the 2013 Water System Plan as revised January 2016. The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health.

Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Discussed in this part of Phase 1 Division 15 are parking, access, and illumination.

Parking

Each residence in the division would include dedicated on-site parking that would vary per individual residence.

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the project site from Bullfrog Road will be provided via Suncadia Trail.

Illumination

Street lighting is provided along Suncadia Trail. Additional lighting is provided in the Lodge at Suncadia southern parking lot.

Introduction

The preliminary Stormwater Management Plan for The Phase 1 Division 15 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

- (1) adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM),
- (2) an addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

Design specifics addressed in this part include:

- Runoff rate/volume estimation methodology
- Infiltration facility collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The proposed land use for the resort is shown in the General Site Plan for Phase 1. Phase 1 Division 15 is located south of The Lodge at Suncadia and southwest of Suncadia Trail. The Suncadia stormwater system will be owned, operated, and maintained by either the Suncadia Residential Owners Association, or the Suncadia Community Council, depending on the location within the resort. Construction of facilities will be by Suncadia, LLC.

Conceptual Drainage Plan

Stormwater runoff for the Phase 1 Division 15 lots, access tract, and future development tract will be collected and conveyed to Suncadia Trail and continue to the previously constructed downstream regional facility in the Prospector golf course. For further detail, see the Suncadia Resort Core Stormwater Conveyance Technical Information Report, dated May 16, 2006 (Basins 4 and 5). The western portion of the lot open space area will continue to flow to the west, matching natural topography.

The majority of the project area has a soil classification of Qow which consists of glacial outwash deposits – outwash soils. The western portion of the lot open space area has a soil classification of Qgm which consists of glacial moraine deposits – till soils. For additional information regarding the existing geology and soils information, see the EIS Technical Report for Geology, Groundwater and Soils prepared by AESI and dated June 29, 1999.

Infiltration and Detention Facilities

As noted above in the Conceptual Drainage Plan narrative, no infiltration or detention facilities are proposed on site. The proposed project will be conveyed to existing offsite infiltration and detention facilities.

Water Quality Treatment

No water quality treatment is proposed on site. Runoff from the impervious access tract will be conveyed offsite to the existing Phase 1 water quality facilities. All water quality facilities have been sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours.

Overflow Routes

Each existing stormwater facility in Phase 1 has a controlled overflow structure. The overflow discharges to an overflow drainage swale or enclosed pipe where it is conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes are provided to the next downstream infiltration facility where feasible. This provides for the infiltration of stormwater even if one facility is partially clogged or out of operation.

Source of Water Supply

The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning and will provide a water availability letter.

Phase 1 Division 15 Water System Description

The preliminary transmission and distribution system for the project site is illustrated on the enclosed Conceptual Utility Plan. The water for the development will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

Water services for the proposed 10 lots will be provided by three existing stubs that tie to the 8-inch water main in Suncadia Trail. All homes will be fire sprinkled.

Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

General Description

The Phase 1 Division 15 project consists of 10 detached resort residential vacation homes and a future development tract spaced on 7.17 acres. The collected raw wastewater from developed portions of the site will be conveyed by means of on-site force main sewer and gravity sewer to the existing sanitary sewer system in Suncadia Trail. Wastewater will further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

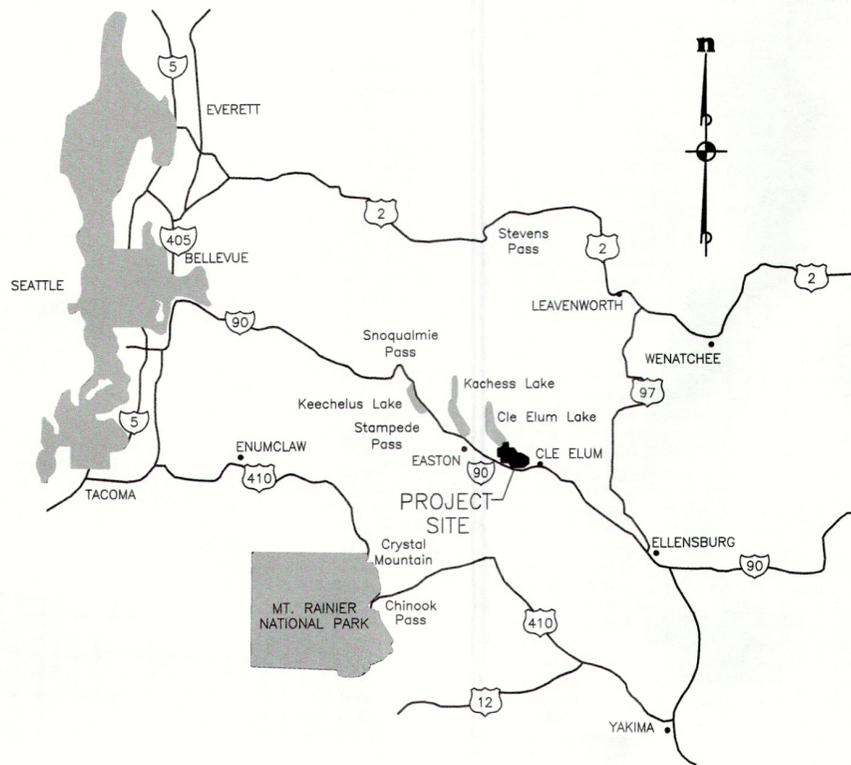
Part 6

Solid Waste Management Plan

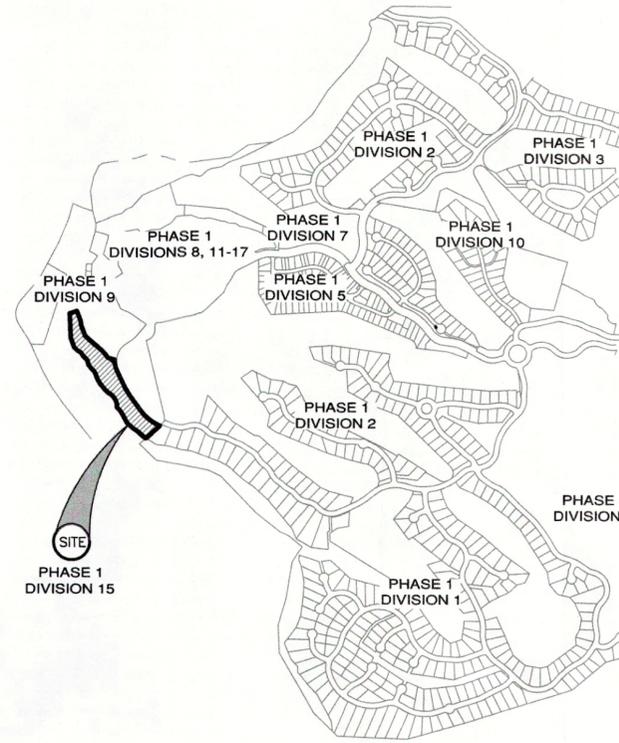
Suncadia Solid Waste Management Policy

Solid Waste Management is currently being performed per the Solid Waste Management Plan dated April 13, 2006.

A PORTION OF SECTION 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

BASIS OF VERTICAL DATUM:
NGVD '29
BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29 ELEVATION = 2026.05 LOCATION:
SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.

OWNER

NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
770 SUNCADIA TRAIL
CLE ELUM, WASHINGTON 98922
TELEPHONE (509) 649-3000
FACSIMILE (509) 649-6251

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.39 ACRES TO 0.49 ACRES.

TOTAL ACREAGE PHASE 1, DIVISION 15 = 7.17 ACRES
TOTAL LOT ACREAGE = 4.32 ACRES
TOTAL NUMBER OF LOTS = 10
TOTAL NUMBER OF TRACTS = 1

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

LEGAL DESCRIPTION

TRACT Z-2, PLAT OF "SUNCADIA - PHASE 1 DIVISION 9", AUDITOR'S FILE NO. 200712190001, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

TAX PARCEL NO.

20-15-19054-0006

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS LLC
35400 8th Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (203) 838-0113
EVERETT (425) 297-9900

www.esmcivil.com
Civil Engineering
Public Works

Land Surveying
Project Management
Land Planning
Landscape Architecture

NEW SUNCADIA LLC

SUNCADIA PHASE 1 DIVISION 15
PRELIMINARY PLAT

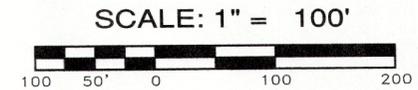
KITITAS COUNTY WASHINGTON

JOB NO.:	998-766-017
DWG. NAME:	PP-01
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/20/2018
PRINT DATE:	
SHEET	
PP-01	

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MAR 23 2018
Kititias County CDS

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A PORTION OF SECTION 19, TWP. 20 N., RGE., 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON



TRACT LEGEND
Z-1 FUTURE DEVELOPMENT

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

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33400 8th Ave S, Suite 205
Federal Way, WA 98003
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Civil Engineering
Public Works

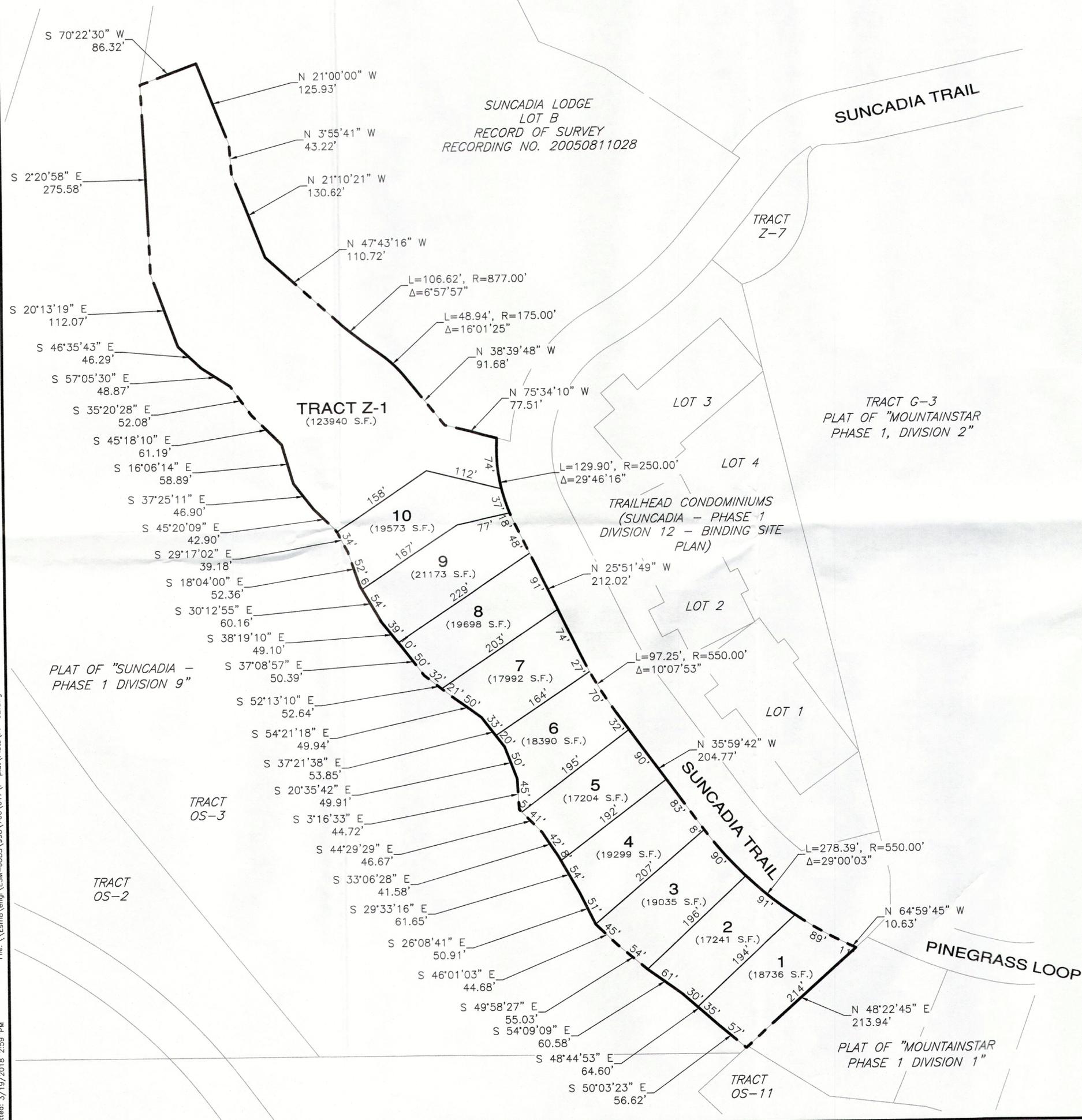
Land Surveying
Project Management

Land Planning
Landscape Architecture

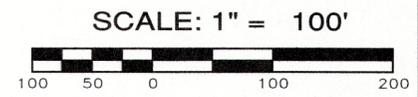
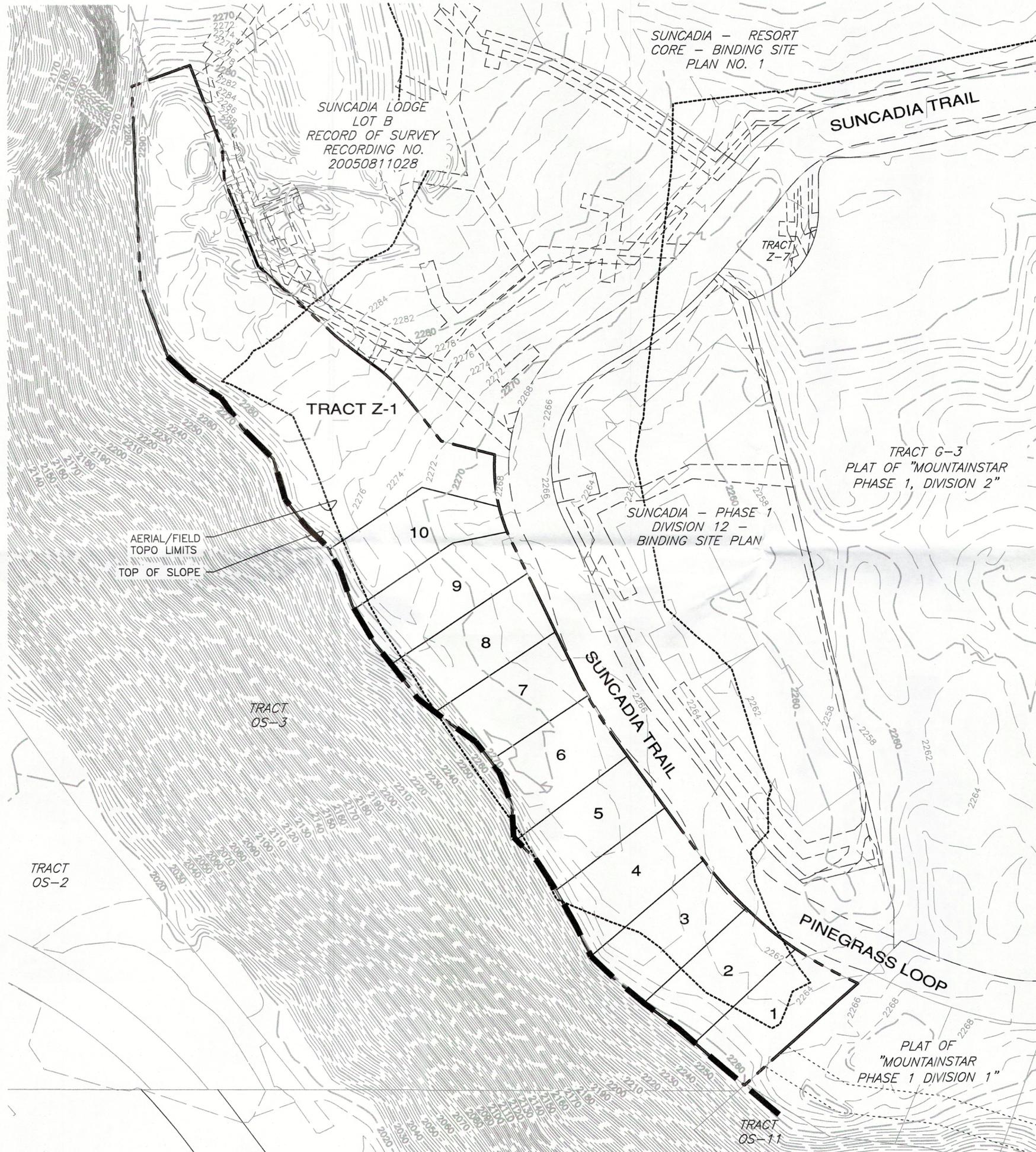
NEW SUNCADIA LLC
SUNCADIA PHASE 1 DIVISION 15
PRELIMINARY PLAT
KITTITAS COUNTY WASHINGTON

JOB NO.:	998-766-017
DWG. NAME:	PP-02
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/20/2018
PRINT DATE:	
SHEET	
PP-02	
Index #9	

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A PORTION OF SECTION 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



TRACT LEGEND
Z-1 FUTURE DEVELOPMENT

LOT AREA TABLE	
LOT #	AREA (AC.)
1	0.43
2	0.40
3	0.44
4	0.44
5	0.39
6	0.42
7	0.41
8	0.45
9	0.49
10	0.45

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS LLC
35400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY EVERETT
(206) 839-8113
(425) 297-8900

Civil Engineering
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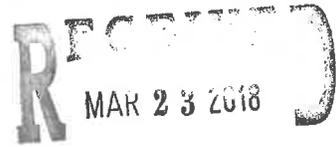
NEW SUNCADIA LLC
SUNCADIA PHASE 1 DIVISION 15
PRELIMINARY PLAT
KITITAS COUNTY WASHINGTON

JOB NO.:	998-766-017
DWG. NAME:	PP-03
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/20/2018
PRINT DATE:	

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MAR 23 2018
Kittitas County CD

Plotted: 3/19/2018 3:13 PM File: \\EsmB\enr\ESM-JOB\998\766\017\PP-plat\Plots\PP-03.dwg

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
March 20, 2018



Kittitas County CDS

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 15

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
Developed Areas	Acres	Acres	Acres	Acres	Acres
Single Family Lots (1)	2.2	307.0	309.2	502.8	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	2.8	141.3	144.1	-144.1	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.0	111.5	111.5	55.5	167.0
Total Developed Area	5.0	604.4	609.4	471.6	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	2.2	402.8	405.0	155.0	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.3	3.3	6.7	10.0
Vegetated ROW Area	0.0	95.6	95.6	38.4	134.0
Community/Recreation	0.0	197.7	197.7	224.3	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	320.7	320.7	752.3	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	480.0	480.0	159.0	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	2.2	3177.4	3179.6	2059.4	5239.0
Total Plat Area	7.2	3781.8	3789.0	2531.0	6320.0
Open Space Percentage	30.6%	84.0%	83.9%	81.4%	82.9%

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

*Prior plats included in total:

Phase 1-Division 1
Phase 1-Division 2
Phase 3 Divisions 1-5
Phase 1-Division 3
Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
Phase 3 Divisions 6-9
Phase 1 Division 8 SDP Land Use (not a plat)
Phase 2 Division 2
Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
Phase 1 Division 5
Phase 1 Division 4
Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
Phase 3 Division 11 (Final Plat total areas)
Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
Phase 3 Division 12
Phase 1 Division 10
Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
Phase 1 Division 9
Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)
Phase 1 Division 13B (Osprey Ridge)
Phase 1 Division 7 (Miner's camp)
Phase 1 Division 6 (The Legacy at Prospector)
Phase 2 Division 3 (River Ridge)
Phase 3 Divisions 6-9 Adjustment
Phase 3 Division 14

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
March 20, 2018

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 9 adjusted for Tract Z-2 (Phase 1 Division 15)

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
Developed Areas	Acres	Acres	Acres	Acres	Acres
Single Family Lots (1)	0.0	307.0	307.0	505.0	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	-7.2	148.5	141.3	-141.3	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.0	111.5	111.5	55.5	167.0
Total Developed Area	-7.2	611.6	604.4	476.6	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	0.0	402.8	402.8	157.2	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.3	3.3	6.7	10.0
Vegetated ROW Area	0.0	95.6	95.6	38.4	134.0
Community/Recreation	0.0	197.7	197.7	224.3	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	320.7	320.7	752.3	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	480.0	480.0	159.0	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	0.0	3177.4	3177.4	2061.6	5239.0
Total Plat Area	-7.2	3789.0	3781.8	2538.2	6320.0
Open Space Percentage	0.0%	83.9%	84.0%	81.2%	82.9%

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

*Prior plats included in total:

- Phase 1-Division 1
- Phase 1-Division 2
- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 Divisions 6-9
- Phase 1 Division 8 SDP Land Use (not a plat)
- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
- Phase 1 Division 5
- Phase 1 Division 4
- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9
- Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)
- Phase 1 Division 13B (Osprey Ridge)
- Phase 1 Division 7 (Miner's Camp)
- Phase 1 Division 6 (The Legacy at Prospector)
- Phase 2 Division 3 (River Ridge)
- Phase 3 Divisions 6-9 Adjustment
- Phase 3 Division 14

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46305963

GUARANTEE

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MAR 23 2018

Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 13, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

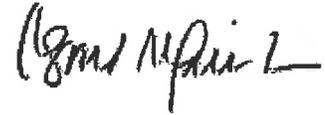
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46305963

Index #7

SUBDIVISION GUARANTEE

Order No.: 226188AM

Guarantee No.: 72156-46305963

Dated: March 13, 2018

Liability: \$1,000.00

Fee: \$350.00

Tax: \$28.70

Your Reference:

Assured: New Suncadia, LLC, and ESM Consulting Engineers, LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract Z-2, of SUNCADIA - PHASE I DIVISION 9, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 79 through 82, records of said county.

Title to said real property is vested in:

New Suncadia, LLC, a Delaware limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46305963

Index #7

(SCHEDULE B)

Order No: 226188AM
Policy No: 72156-46305963

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$15,430.19
Tax ID #: 953908
Taxing Entity: Kittitas County Treasurer
First Installment: \$7,715.10
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$7,715.09
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018

7. Assessment in the amount of \$3,900 as set forth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Subdivision Guarantee Policy Number: 72156-46305963

Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.

8. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.
Recorded: October 11, 1996
Instrument No.: 199610110015
As follows:
"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028;

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
And: Suncadia LLC, a Delaware limited liability company
Purpose: Amended and Restate Development Agreement
Recorded: April 16, 2009
Instrument No.: 200904160090

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.
11. Agreement and the terms and conditions contained therein
Between: Mountainstar Resort Development, LLC
And: Puget Sound Energy, Inc.
Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service
Recorded: April 16, 2004
Instrument No.: 200404160016
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Plat of SUNCADIA - PHASE I DIVISION 9:
Recorded: December 19, 2007

Subdivision Guarantee Policy Number: 72156-46305963

Book: 11 Page: 78 through 82
Instrument No.: 200712190001

Matters shown:

- a) Notes 1 through 15 thereon
- b) Dedication thereon

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all roads shown on the plat

END OF EXCEPTIONS

Notes:

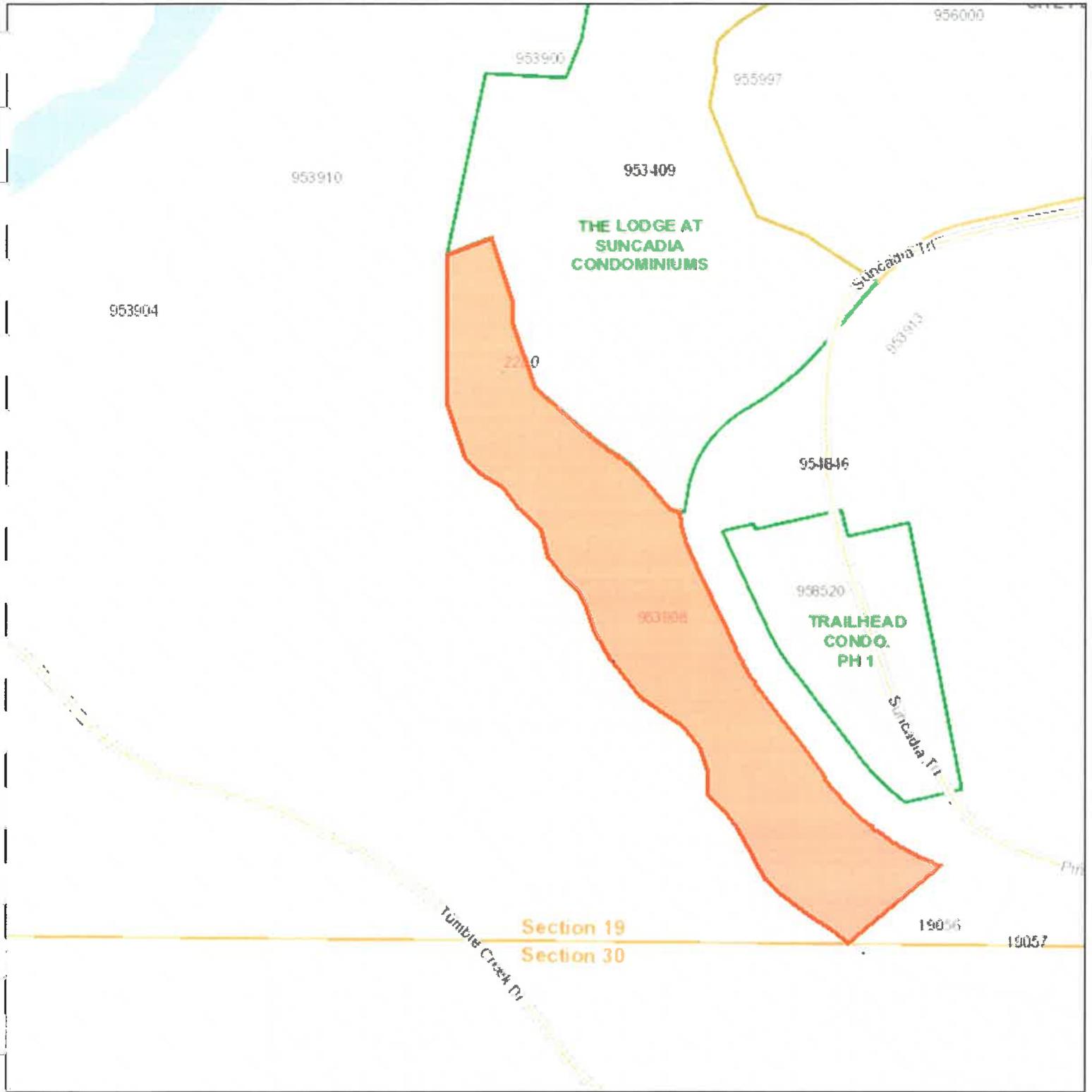
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tract Z-2, SUNCADIA - PH 1 DIV 9, Book 11, pgs 78-82.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

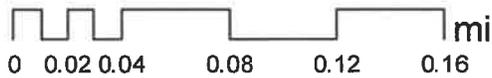
TRACT Z2



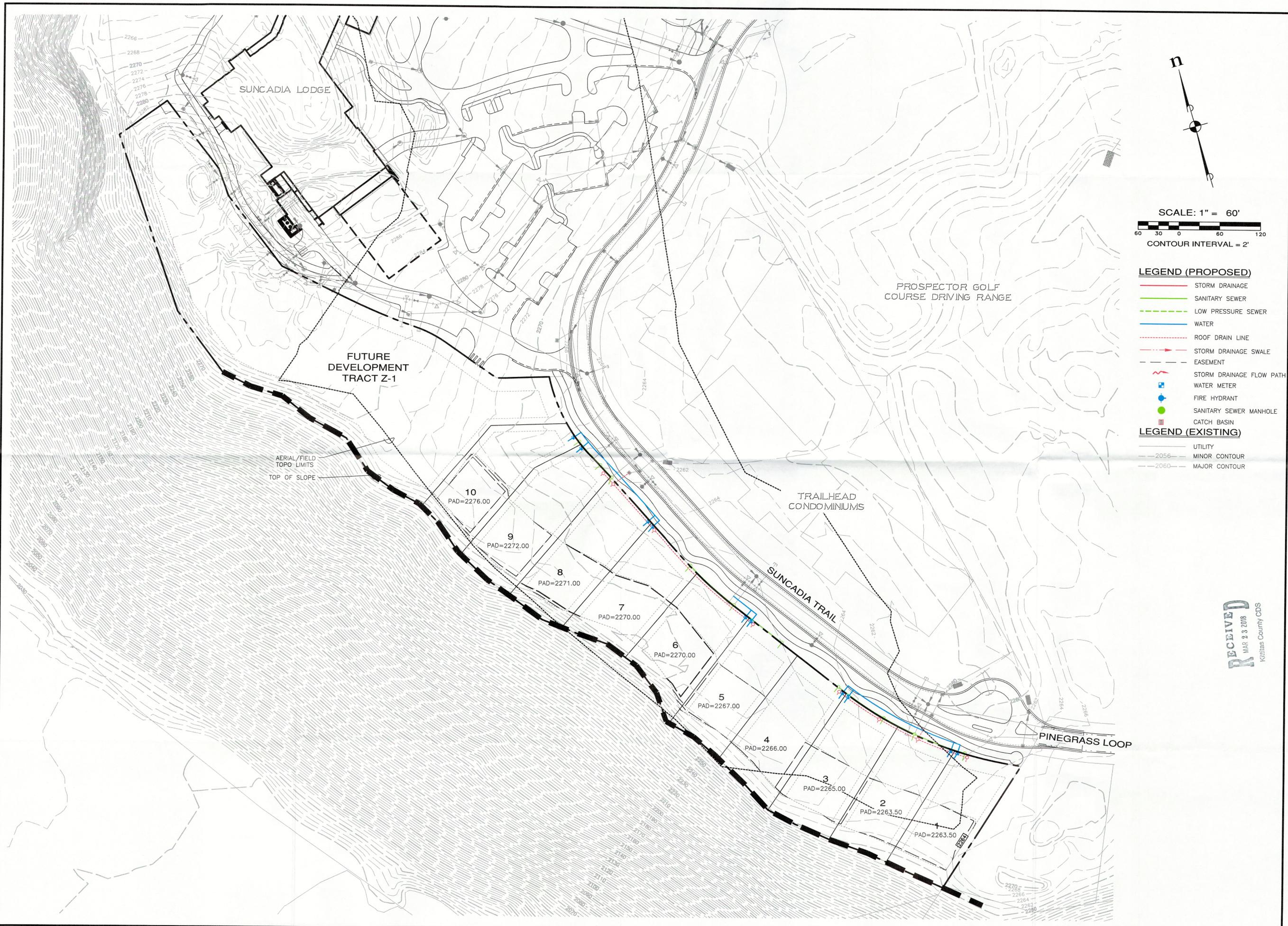
Date: 3/16/2018

1 inch = 376 feet
Relative Scale 1:4,514

Disclaimer:
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 Plotted By: Jeff Hino



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SCALE: 1" = 60'
 60 30 0 60 120
 CONTOUR INTERVAL = 2'

- LEGEND (PROPOSED)**
- STORM DRAINAGE
 - SANITARY SEWER
 - - - LOW PRESSURE SEWER
 - WATER
 - - - ROOF DRAIN LINE
 - STORM DRAINAGE SWALE
 - - - EASEMENT
 - ~ STORM DRAINAGE FLOW PATH
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
- LEGEND (EXISTING)**
- UTILITY
 - - - MINOR CONTOUR
 - - - MAJOR CONTOUR

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 895-9910
 (206) 294-9900

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Civil Engineering Public Works
 Land Surveying Project Management
 Land Planning Landscape Architecture

NEW SUNCADIA LLC
PHASE 1 DIVISION 15
 COMPOSITE UTILITY PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.:	988-766-017
DWG. NAME:	EN-03
DESIGNED BY:	LGB
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CHECKED BY:	
DATE:	03/20/2018
DATE OF PRINT:	



SUNCADIA
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MAR 23 2018
Kittitas County Clerk

**Phase 1 Division 15
Site Development Plan Application**

**Suncadia
Master Planned Resort**

**Owner/Developer: New Suncadia, L.L.C.
Cle Elum, Washington**

March 20, 2018

**ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



www.esmcivil.com



March 20, 2018

Job No. 998-766-017

Ms. Lindsey Ozbolt, Planning Official
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926

RE: **Suncadia Phase 1 Division 15
Site Development Plan and Preliminary Plat**

Dear Lindsey:

On behalf of New Suncadia, LLC., ESM Consulting Engineers LLC. is submitting 8 copies and a PDF on CD of the enclosed listed documents in support of Suncadia Phase 1 Division 15 Site Development Plan and Preliminary Plat:

- Long Plat Application
- SEPA Checklist and SEPA Attachment
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M
- Conceptual Utility Exhibit
- Preliminary Plat Sheets
- Certificate of Title (Title Report)

In addition, the following information is also provided:

Owner of Record: **New Suncadia LLC**
770 Suncadia Trail
Cle Elum, WA 98922
509-649-3906
Contact: Mr. Cape Powers

Additional Authorized Agent: **F. Steven Lathrop**
Lathrop, Winbauer, Harrel, Slothower & Denison LLP
P. O. Box 1088
Ellensburg, WA 98926
509-925-6916

ESM Federal Way
33400 8th Ave S, Ste 205
Federal Way, WA 98003
253.838.6113 tel
800.345.5694 toll free
253.838.7104 fax

ESM Everett
1010 SE Everett Mall Way, Ste 210
Everett, WA 98208
425.297.9900 tel
800.345.5694 toll free
425.297.9901 fax

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Ms. Lindsey Ozbolt
March 20, 2018
Page 2

Legal Description: Tract Z-2, Plat of "Suncadia Phase 1 Division 9", Auditor's File No. 200712190001, Being a portion of Section 19, Township 20 North, Range 15 East, W.M., Kittitas County, State of Washington.

Tax Parcel Number: 20-15-19054-0006

Property Size: The parcel created by this application is 7.17 acres.

Sincerely,

ESM CONSULTING ENGINEERS, LLC.



LAURA BARTENHAGEN, P.E., LEED® AP
Principal

Enclosures

cc: F. Steven Lathrop, LWHS (1 copy)
Cape Powers, New Suncadia LLC (2 copies)

\\Esm8\engr\ESM-JOBS\9981766\017\document\SDP Cover letter.doc



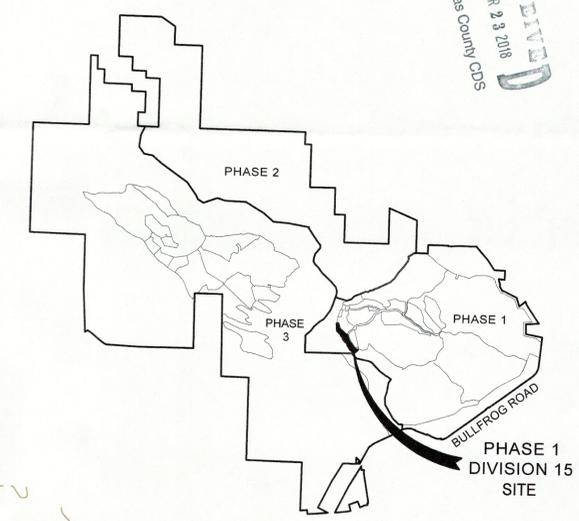
SUNCADIA

RESORT · COMMUNITY · LEGACY

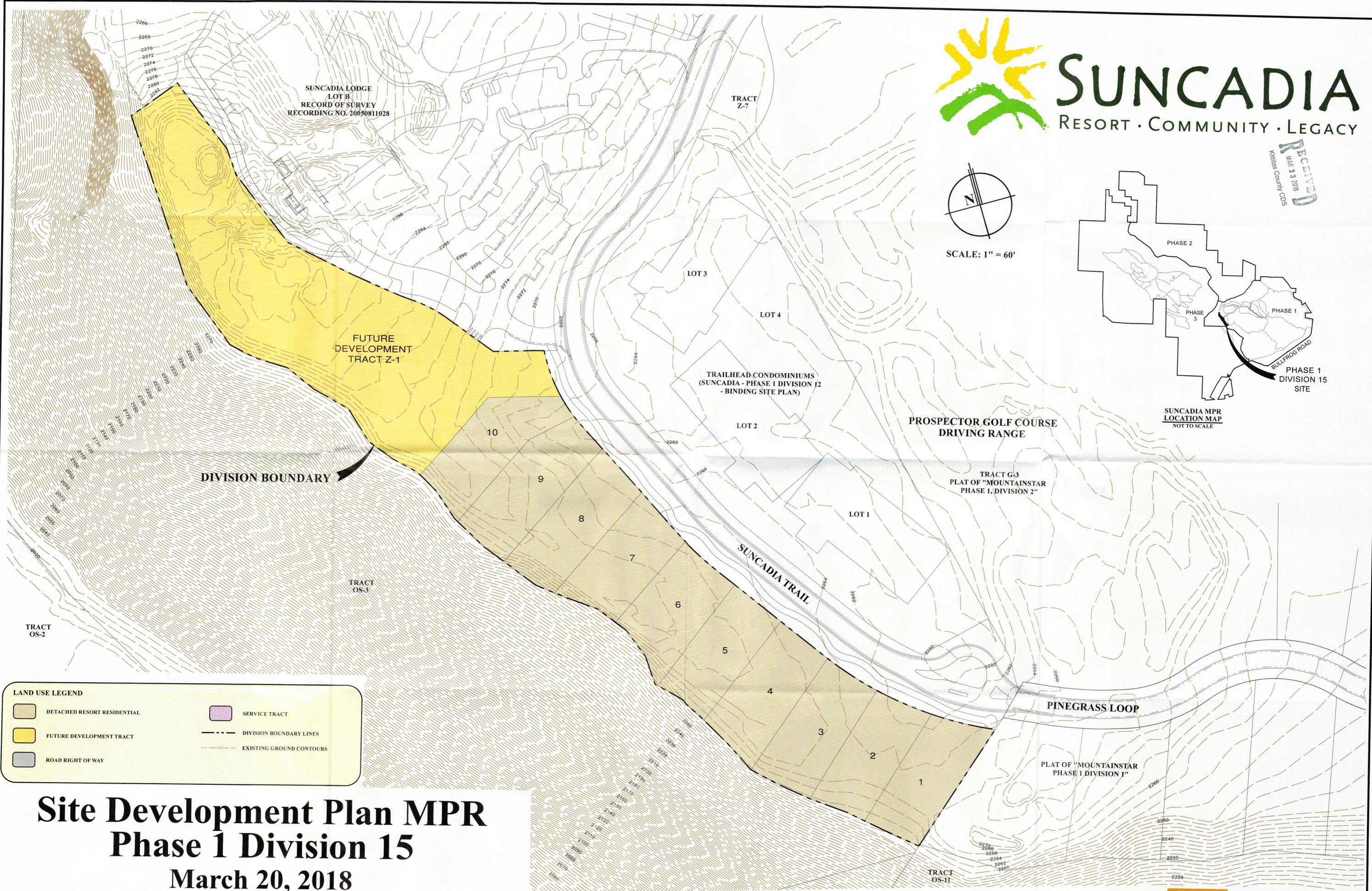
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MAR 23 2018
Kittitas County CDS



SCALE: 1" = 60'



SUNCADIA MPR
LOCATION MAP
NOT TO SCALE



SUNCADIA LODGE
LOT B
RECORD OF SURVEY
RECORDING NO. 20050811028

FUTURE
DEVELOPMENT
TRACT Z-1

TRACT
Z-7

LOT 3

LOT 4

TRAILHEAD CONDOMINIUMS
(SUNCADIA - PHASE 1 DIVISION 12
- BINDING SITE PLAN)

LOT 2

PROSPECTOR GOLF COURSE
DRIVING RANGE

TRACT G-3
PLAT OF "MOUNTAINSTAR
PHASE 1, DIVISION 2"

LOT 1

TRACT
OS-3

SUNCADIA TRAIL

PINEGRASS LOOP

PLAT OF "MOUNTAINSTAR
PHASE 1 DIVISION 1"

TRACT
OS-2

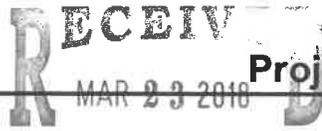
TRACT
OS-11

LAND USE LEGEND

	DETACHED RESORT RESIDENTIAL		SERVICE TRACT
	FUTURE DEVELOPMENT TRACT		DIVISION BOUNDARY LINES
	ROAD RIGHT OF WAY		EXISTING GROUND CONTOURS

Site Development Plan MPR Phase 1 Division 15

March 20, 2018



Site Development Plan for Suncadia Phase 1 Division 15 Kittitas County CDS

The Development Agreement by and between Kittitas County and Suncadia, Section 5.1(h), requires the following information to be provided in this Site Development Plan Application:

(1) A vicinity map showing the location of the Resort area encompassed within such plan.

A Site Development Plan (SDP) for Phase 1 Division 15 is provided herein. A vicinity map is included on the SDP as required. See the full size SDP Exhibit included in this report.

(2) A map of the applicable site drawn to an appropriate scale depicting the following:

(i) *Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.*

Phase 1 Division 15 construction consists of 10 detached residential lots (primarily second or vacation homes), an access tract, and a future development tract.

(ii) *Boundaries and lot lines for all parcels and lots.*

Refer to the Site Development Plan Exhibit for boundary configuration of Phase 1 Division 15 and the location of its improvements.

(iii) *Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.*

Refer to the Site Development Plan Exhibit for elevation contours.

(iv) *Names and dimensions of public roads bounding or near the site.*

See the Vicinity Map on the Site Development Plan exhibit for this information. The primary access to the site will be provided from Suncadia Trail.

(v) *Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.*

Refer to the Site Development Plan exhibit in Section 2, the Preliminary Site and Utility Engineering Summary in Section 4, and the Conceptual Utility Plan in Section 5 of this submittal for preliminary planning for parking improvements,

drainage and utility extensions. Site grading will be associated with the development of the parcel only.

- (vi) ***Location of all buildings identified by type of use.***

Refer to the Site Development Plan Exhibit.

- (vii) ***Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.***

Each residence in the division would include dedicated on-site parking that would vary per individual residence.

- (viii) ***The location, type and dimensions, and names of roads and driveways.***

The location and names of roads are shown on the Site Development Plan Exhibit. Dimensions of roads are given in the Preliminary Site and Utility Engineering Summary Part 2.

- (ix) ***The location, type and dimensions, of Developed On-Site Recreational Facilities.***

Refer to the Site Development Plan exhibit and section (4), below.

- (x) ***The locations and calculations of the total area of Open Space and percentages.***

Locations of open space areas are shown on the Site Development Plan exhibit, and are quantified on Exhibit M, included with this Application.

- (xi) ***Proposed location of fire protection facilities.***

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will connect to the water main in Suncadia Trail. The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The Phase 1 Division 15 project site slopes generally to the south. The Lodge at Suncadia borders the north side of the project, Suncadia Trail is on the east side, an existing residential lot on the south side and open space (Tract OS-3) on the west side.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.

This Site Development Plan includes 10 detached resort residential lots, an access tract, and a future development tract, spaced on 7.17 acres.

(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.

Road edges and drainage ditches

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur, as needed to reestablish desired vegetation cover levels. For a period of two growing seasons following installation, hand watering with a watering truck may be provided, as necessary. Also as necessary, a second hydroseed application a year after the first application may be completed, to obtain the desired vegetation cover along the road edge.

Open Space

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening.

Irrigated areas around the Homesites

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

(6) Provisions to ensure permanence and maintenance of Open Space

The Phase 1 Division 15 project site does not include any new open space tracts.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.

The property in this plat is or will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.

Refer to the Preliminary Site and Utility Engineering Summary in the application document for a description and illustration of the proposed utility infrastructure.

(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.

The anticipated timing of construction of the Site Development Plan elements is outlined below.

Element	Schedule
Utilities	2 nd , 3 rd Quarters 2018
Access Tract	2 nd , 3 rd Quarters 2018
Homes	2019 – 2021
Future Development Tract	To be Determined

(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.

There are no deviations between the Phase 1 Division 15 Site Development Plan and the Phase 1 General Site Plan revised February 16, 2005, and approved May 3, 2005, as amended and modified by subsequent Site Development Plans.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

LP-18-00001

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$4,900.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$602.00	Kittitas County Department of Public Works
\$524.00	Kittitas County Fire Marshal
\$540.00	Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)
\$6,566.00	Total fees due for this application submittal (One check made payable to KCCDS)

\$950.00	Kittitas County Community Development Services (KCCDS) *Final Plat Fee
\$950.00	Total fees due for final plat processing

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):



DATE
3/23/18

RECEIPT #
018-0559
00560

RECEIVE

MAR 23 2018

Kittitas County CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Cape Powers, New Suncadia LLC
Mailing Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-649-3906
Email Address: cpowers@suncadia.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: F. Steven Lathrop LWHSD
Mailing Address: P.O. Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916
Email Address: steve@lwhsd.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: _____
City/State/ZIP: Cle Elum, WA 98922-8717

5. **Legal description of property (attach additional sheets as necessary):**
See Preliminary Plat Documents.

6. **Tax parcel number:** _____

7. **Property size:** _____ (acres)

8. **Land Use Information:**

Zoning: Master Planned Resort Comp Plan Land Use Designation: Resort Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Are Forest Service roads/easements involved with accessing your development?** Yes **No** (Circle)
If yes, explain: _____
- 11. **What County maintained road(s) will the development be accessing from?**
Bullfrog Road.

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

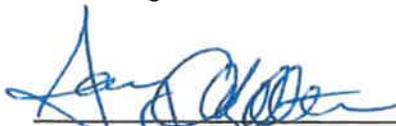
Date:

Signature of Land Owner of Record (required for application submittal):

NEW SUNCADIA, LLC,
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,
A Delaware Limited Liability Company,
Its: Managing Member

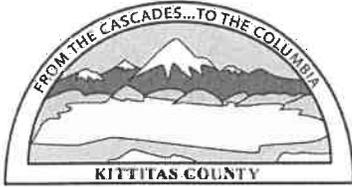
By: LDD Suncadia Manager, Inc.,
A Delaware Corporation
Its: Manager


By Gary Kittleson:
Its: Vice President

3/15/18
Date


By Roger Beck:
Its: Senior Vice President

3/15/18
Date



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-00559

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

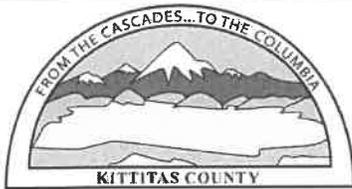
Payer/Payee: NEW SUNCADIA LLC
770 SUNCADIA TRL
CLE ELUM WA 98922

Cashier: STEPHANIE MIFFLIN
Payment Type: CHECK (1840)

Date: 03/23/2018

LP-18-00001 Long Plat to preliminary approval

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Preliminary Plat	\$4,460.00	\$4,460.00	\$0.00
Preliminary Plat (Public Works) - One (1) Civil Review	\$1,020.00	\$1,020.00	\$0.00
Long Plat (Fire)	\$524.00	\$436.00	\$88.00
Preliminary Plat (Health)	\$650.00	\$650.00	\$0.00
LP-18-00001 TOTALS:	\$6,654.00	\$6,566.00	\$88.00
TOTAL PAID:		\$6,566.00	



**KITITITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-00560

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: NEW SUNCADIA LLC
770 SUNCADIA TRL
CLE ELUM WA 98922

Cashier: STEPHANIE MIFFLIN
Payment Type: CREDIT CARD

Date: 03/23/2018

LP-18-00001 Long Plat to preliminary approval

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Long Plat (Fire)	\$524.00	\$88.00	\$436.00
LP-18-00001 TOTALS:	\$524.00	\$88.00	\$436.00
TOTAL PAID:		\$88.00	

Previous Related Payments

<u>Receipt #</u>	<u>Receipt Date</u>	<u>Fee Description</u>	<u>Amount Paid</u>	<u>Permit #</u>
CD18-00559	03/23/2018	Preliminary Plat (Public Works) - One (1) Civil Review	\$1,020.00	LP-18-00001
CD18-00559	03/23/2018	Preliminary Plat (Health)	\$650.00	LP-18-00001
CD18-00559	03/23/2018	Long Plat (Fire)	\$436.00	LP-18-00001
CD18-00559	03/23/2018	Preliminary Plat	\$4,460.00	LP-18-00001
		Total:	\$6,566.00	