



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: All Staff

FROM: Public Works Plan Review Team

DATE: February 25, 2022

SUBJECT: Suncadia Ph. 2 Div. 7 Tumble Creek LP-21-00002

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#### The following shall be conditions of preliminary approval:

1. 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.

2. Private Road Naming: A private road is required to be named when more than five addresses are assigned on a roadway. A Private Road Name application from Kittitas County Public Works will be required for each road.
3. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

5. Engineering: The following shall be required prior to final plat approval:

- Stormwater, please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.
- While Suncadia is in the process of completing the Traffic Monitoring Plan, please submit an update report detailing what monitoring has been completed. This update report will be required for Final Plat.
- Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.
- Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

**Flood:**

In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:

1. Be consistent with the need to minimize flood damage.
2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
3. Have adequate drainage provided to reduce exposure to flood damage.
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.
5. **All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.**

**Survey:**

**Comments:**

1. Please identify engineer and date of survey (KCC 16.12.020(5)).
2. Please show ownership, width and surfacing of existing roads (KCC 16.12.030(2)).

**Of Note:**

1. Per KCC 16.24.010 and .020 call for ties to survey monuments or section corners. As this particular area (Suncadia) has been incredibly well documented as to property ownership, there is no need to include this data on the Preliminary Plat. The Final Plat will need to show sufficient ties to controlling survey corners for intelligent interpretation and retracement of boundaries.
2. Per KCC 16.12.020 (3) Name of plat will need to be shown on the top and center of each sheet.