



April 13, 2022

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**RE: Suncadia Phase 2 Division 7 Long Plat (LP-22-00001) Preliminary Plat Revised Public Works Comment Response**

Dear Kelly:

Suncadia Resort LLC is submitting this letter in response to the transmittal of a “revised” Kittitas County Public Works preliminary plat comment received Thursday April 07, 2022 regarding Suncadia Phase 2 Division 7 Preliminary Long Plat (LP-22-00001).

Suncadia specifically objects to Kittitas County Public Works’ revised comment and to its position recommending the above preliminary plat not be approved.

First, the comment is not timely under the County’s Notice of Application on this project requiring all comments to be submitted “prior to Monday, February 28, 2022.” It should not be considered or made part of the record of this application.

Second, the Notice of Application finds the plat application to be consistent with all prior environmental review and that no further SEPA review is required. The Public Works comment makes no assertion of new facts or deficiencies in all relevant environmental work that would justify further investigation regarding access to or from the resort property.

Third, the comment wrongly asserts “the need for a secondary access” when a secondary access from the resort to SR 903 has been developed and available for over six years. The comment further asks for an alternative route for residents in the event of an emergency, totally ignoring that the existing access to SR 903, though gated, is and has been fully available 24/7/365 for and to emergency responders and use in an emergency. Swiftwater Drive was extended to Highway 903 in 2016 in order to fulfill the ingress/egress requirements as development was extending out and into “Phase 2” of the Master Planned Resort. The gate at Highway 903 and Swiftwater Drive has always been open and accessible for Suncadia to control and more importantly emergency personnel since the extension of Swiftwater Drive. The gate is a Suncadia controlled access point as the Development Agreement allows. Suncadia has no records of receiving any non-conforming notices for the gate at Highway 903 and Swiftwater Drive from Kittitas County Public Works, or any governing authority that such access does not provide appropriate,

secondary access to the resort or that it is not fully available in the event of an emergency or need by emergency responders. The Condition does provide the right for the Public Works director to review any restrictive gates at the time of plat application for conformity with the Development Agreement, Exhibit J, and public safety requirements, but no deficiencies in that regard are alleged. The comment is non-sensical as is its request.

Fourth, the comment apparently is in reaction to other comments essentially asking for general, unrestricted access by residents to the north end of the resort under the thin smoke of an alleged emergent need. The Development Agreement Condition C-12 between Kittitas County and Suncadia Resort states that all road systems are privately owned and operated facilities giving Suncadia exclusive right to control all access as long as they conform to the Development Agreement and Exhibit J. Suncadia does not want the access to SR 903 to be open for general use.

The “alternative route” that Public Works is seemingly referring to being needed is already in place for the Master Planned Resort. It is important to note that with the extension of Swiftwater Drive to Highway 903 Suncadia has provided a larger-scaled “alternative route” for the greater community in the case of emergencies, if needed. Say Highway 903 was compromised in an emergency, without Suncadia’s extension of Swiftwater Drive, there would be no secondary egress for the MPR surrounding communities. Types of emergencies and incident command responses are out of Suncadia’s control. Though with the resort development extending Swiftwater Drive to Highway 903 an “alternative route” and secondary means of ingress/egress for the entire region has already been provided by Suncadia.

Suncadia has verbally relayed this response to Kittitas County Public Works and Community Development and has also requested a sit-down meeting with them in order to further review Suncadia’s stance on this matter. I am available anytime to sit down or discuss with the necessary parties to iron this out with the goal of continuing the Phase 2 Division 7 Preliminary Plat process in the most timely fashion.

Very truly yours,



Lathan Wedin  
Vice President of Development  
Suncadia Resort LLC

Cc: F. Steve Lathrop, Authorized Agent *via email*  
Josh Frederickson, Kittitas County Public Works *via email*  
Jeremy Johnston, Kittitas County Community Development *via email*