



July 31, 2024

Zach Torrance-Smith, Planner I
Kittitas County Community Development Services
411 North Ruby Street, Ste 2
Ellensburg, Washington 98926
509.962.7079

Sent via email: Zach.Torrancesmith@co.kittitas.wa.us

RE: Suncadia Social (LP-24-00003) Preliminary Plat Received Commentary Applicant Responses

Dear Zach:

Suncadia Resort LLC is submitting this letter in response to the transmittal of combined comments for the Suncadia Social Preliminary Long Plat (LP-24-00003) received Tuesday January 16, 2024. Below you will find responses to each of the comments received. Please let us know if you have any questions.

Washington State Department of Health Office of Drinking Water – Russell Mau

Response: Suncadia's Phase 2 Division 7 final plat was approved a couple of years ago. This plat is taking 14 platted lots in "Ph 2 Div 7" and sub-dividing into 24 total platted lots (+10).

Suncadia acknowledges that the current DOH approved water connection count would be exceeded if all preliminary platted developments under review by the County received final plat. Suncadia Resort is actively engaged with Suncadia Water Company's update of the resort water facilities capacity analysis model to allow for additional connections. As the utility service provider, Suncadia Water Company is the lead in working with a water modeling consultant and the DOH. The accounting method used for allowed connections is an antiquated method based on 20-year-old assumptions, not actual water usage data. Suncadia Water Company has updated their water facilities capacity analysis with actual usage data and has submitted that to DOH for review. This updated model is to facilitate approval of updated and more accurate connection counts.

Because the discussion on the update of the water connection model between Suncadia Water Company and the DOH has not been concluded, Suncadia proposes an alternative approach in keeping under the allowed 1,501 connections. Suncadia's Phase 1 Division 14 development received preliminary plat, but Suncadia will not be working toward final plat for this development in 2024. If the number of water connections anticipated for the Phase 1 Division 14 development were excluded from the total connection table, there are enough water connections allowed for the final plat of Nelson Stream (10 additional units). Removing the 39 connections earmarked for Phase 1 Division 14 from the capacity analysis and adding in the units for the Suncadia Social plat (previously approved 42 units) and Nelson Stream Plat (10), calculates 16 allowed connections remaining. In summary, if the Nelson Stream plat

were approved before the Phase 1 Division 14 plat, there are enough water connections available for plat LP-24-00003.

Suncadia will continue coordination with Suncadia Water Company and the Department of Health on the updated capacity analysis model. Suncadia appreciates DOH's swift and thorough coordination, review, and approval of the utility company's application(s) for updated approved connections.

Washington State Department of Transportation – Paul Gonseth

Response: Traffic impacts of the Master Planned Resort (MPR) remain much lower than the initial estimates in the MPR-Final Environmental Impact Statement. Pursuant to the 2014 Traffic Monitoring Report, on January 13, 2015, Kittitas County waived further traffic monitoring pending certain conditions, none of which have yet occurred. Regardless of any of those conditions being met, Suncadia has recently completed an updated Traffic Monitoring Report to appease conditions C-17 and C-18 of the Development Agreement with Kittitas County. Traffic monitoring data will be performed annually moving forward in accordance with the conditions in the Development Agreement.

Kittitas County Public Health – Dan Suggs

Response: No Comments to respond to.

Confederated Tribes of the Colville Reservation – Connor Armi

Response: The entire Suncadia resort property has been extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Suncadia is very cognizant and sensitive to cultural resources and historic properties and always preserves, protects, and follows all applicable rules and regulations as set forth in the Development Agreement.

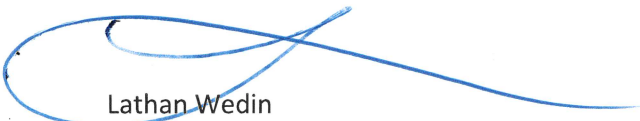
Washington State Department of Archaeology and Historic Preservation – Sydney Hanson

Response: The entire Suncadia resort property has been extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Suncadia is very cognizant and sensitive to cultural resources and historic properties and always preserves, protects, and follows all applicable rules and regulations as set forth in the Development Agreement.

Kittitas County Public Works – Public Works Plan Review Team

Response: Suncadia acknowledges the provided access, engineering, survey, transportation concurrency, flood, water mitigation/metering, and airport comments and will address accordingly prior to final plat submission as requested.

Very truly yours,



Lathan Wedin
Vice President of Development
Suncadia Resort LLC

Cc: Tucker Stevens, Chief Development Officer, Suncadia Resort

via email