



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### STAFF REPORT SUNCADIA PH. 2 DIV. 7 (LP-24-00003)

TO: Kittitas County Board of County Commissioners  
FROM: Zach Torrance-Smith, Planner I  
RE: Suncadia Phase 2 Division 7 Preliminary Plat (LP-24-00003)  
DATE: October 15, 2024

#### I. GENERAL INFORMATION

Requested Action: Lathen Wedin, authorized agent for Suncadia Resort, LLC, landowner, submitted an application for a 14-lot re-plat into 24 total lots on approximately 5.62 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.33 to 0.46 acres.

Location: Located on Wanawish Loop, in a portion of SEC. 13, TWP. 20 N., RGE. 14 E.; Parcel Numbers 963350, 963349, 963348, 963347, 963346, 963345, 963344, 963343, 963342, 963341, 963340, 963339, 963338, 963337, Assessor's Map numbers 20-14-13052-0089, -0090, -0091, -0092, -0093, -0094, -0095, -0096, -0097, -0098, -0099, -0100, -0101, -0102.

#### II. SITE INFORMATION

Total Project Size: 5.62 Acres  
Number of Lots: 24; ranging in size from 0.33 to 0.46 acres  
Domestic Water: Existing Group A Water System  
Sewage Disposal: Existing Community Sewer System  
Fire Protection: Fire District 7  
Irrigation District: N/A

##### Site Characteristics:

North: Undeveloped small lots within a Master Planned Resort zoning designation.

South: Undeveloped small lots within a Master Planned Resort zoning designation. The Cle Elum River lies in this direction.

East: Undeveloped small lots within a Master Planned Resort zoning designation.

West: Undeveloped small lots within a Master Planned Resort zoning designation.

Access: Primary access to the site will be provided by Wanawish Loop via Swiftwater Drive, both private roads.

#### 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.**<sup>1</sup> 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.

*“A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan*

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<sup>1</sup> Staff emphasis

*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 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 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**<sup>2</sup>. 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.

Notice of Application: A long plat application was submitted to Community Development Services on June 4, 2024 (Index #1-7). The application was deemed complete June 27, 2024 (Index #10). 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

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<sup>2</sup> Staff emphasis

adjoining ownership properties. The notice of application was noticed in the local county paper of record on July 2, 2024 (Index #12-14). All comments were transmitted on July 16, 2024 (Index #15).

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the subject property as being contained within the Suncadia Planned Resort Subarea and provides guidance for development which generally refers 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:**

Master Planned Resorts, Policy 3.6: “The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360-362 and the County’s Comprehensive Plan MPR Policies.” The County authorized the Suncadia MPR previously as discussed in Section III above.

#### **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. SEPA review has already been completed by the applicants for the area that includes all parcels within this project. Prior SEPA review commenced January 26, 2022 and the associated project concluded May 17, 2022 (Index #8). Further SEPA review is not 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 following public agencies submitted comments on the proposal: Confederated Tribes of the Colville Reservation, Dept. of Archaeology and Historic Preservation, Kittitas County Public Health, Kittitas County Public Works, Washington State Dept. of Health – Office of Drinking Water, Washington State Dept. of Transportation (Index #15). Applicant responses can be seen in Index #16.

## **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 found no streams or wetlands on any of the above referenced parcels. KCC structural setback requirements from Exhibit I of the MountainStar Development Agreement will be applicable for future construction.

### 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 0.33 to 0.46 acres.

### Consistency with the provisions of KCC 17A:

This proposal is consistent with the Kittitas County Critical Areas Code. KCC structural setback requirements from Exhibit I of the MountainStar Development Agreement will be applicable for future construction.

### 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 (Index #15):

#### *Confederated Tribes of the Colville Reservation*

The CTCR provided the following comments:

The Confederated Tribes of the Colville Reservation provided comments pointing out that this project involves no ground disturbing activities at this time, but is likely in preparation for such activities in the future. The CTCR requested that any undertakings involving ground disturbing activities to have an

Inadvertent Discovery Plan (IDP) in place prior to work. They further stated that there are known cultural resources of precontact and historic significance nearby and that this project is considered to be at a very high risk for inadvertent discovery according to the DAHP predictive model. They also stated that no portion of this area has been previously surveyed. The CTCR further requested a cultural resource survey for the full project in preparation for future residential or other construction, including subsurface testing. They also stated that an IDP is necessary to ensure compliance with all Section 106 and relevant cultural resource laws both at the federal and state level.

Staff Response: Applicant provided a response to CTCR comments, stating: “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.” Staff therefore states that Suncadia has adequately addressed the comments submitted by the CTCR.

*Department of Archaeology and Historic Preservation*  
DAHP provided the following comments:

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP’s Standards for Cultural Resource Reporting. We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Staff Response: The applicant provided a response to DAHP comments, stating: “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.” Staff therefore states that Suncadia has adequately addressed the comments submitted by DAHP.

*Kittitas County Public Health*  
KCPH provided the following comments:

KCPH stated they have no comment for this plat application, so long as everything that was submitted in the application is true.

Staff Response: Since KCPH did not provide substantive comments, staff has no further response.

*Kittitas County Public Works*

KCPW provided the following comments:

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. Public works will reserve additional engineering comments for the Civil Public Review process. No additional survey requirements as part of the preliminary long plat. For the final long plat, the following will need to be included: Controlling corners will need to be shown. As a minimum, corners between new division lines shall be set and shown on the face of the plat. Wanawish Loop shall be identified as being a "Private 40' Paved ROW."

Staff Response: Applicant provided a response to KCPW's comments. The applicant stated that "Suncadia acknowledges the provided access, engineering, survey, transportation concurrency, flood, water mitigation/metering, and airport comments and will address accordingly prior to the final plat submission as requested." Staff therefore states that Suncadia has adequately addressed the comments submitted by KCPW.

*Washington State Department of Health – Office of Drinking Water*  
WSDOH (Office of Drinking Water) submitted the following comments:

How does this application differ from a previous application entitled "Ph 2 Div 7" that identified 148 homes?

Staff Response: Applicant provided a response to Washington State Department of Health (Office of Drinking Water). The applicant stated that "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 or 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 applications for updated approved connections." Staff therefore states that Suncadia has adequately addressed the comments submitted by WSDOH – Office of Drinking Water.

*Washington State Department of Transportation*  
WSDOT submitted the following comments:

The proposed subdivision is part of the Suncadia Master Planned Resort (MPR). We are not opposed to this phase of the MPR, but we are concerned with the cumulative impact this, and future phases may have on the state highway system. The proponent is required to adhere to the conditions outlined in the MPR Conditions of Approval, specifically, condition C-17 Monitoring Program.

Staff Response: Applicant provided a response to WSDOT's comments. The applicant stated "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 -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." Staff therefore states that Suncadia has adequately addressed the comments submitted by WSDOT.

Public Comments:

There were no public comments received during the mandatory public comment period for 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, Title 17.37 and Title 17A of the Kittitas County Code, the Kittitas County Comprehensive Plan, and the Development Agreement. Staff recommends approval of the Suncadia Ph. 2 Div. 7 Preliminary Plat LP-24-00003, subject to the following findings of fact, conclusions, and conditions:

### **Suggested Findings of Fact**

1. Lathen Wedin, authorized agent for Suncadia Resort, LLC, landowner, submitted an application for a 14-lot re-plat into 24 total lots on approximately 5.62 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.33 to 0.46 acres.
2. Site Information: The subject property is located in a portion of SEC. 13, TWP. 20 N., RGE. 14 E.; Parcel Numbers 963350, 963349, 963348, 963347, 963346, 963345, 963344, 963343, 963342, 963341, 963340, 963339, 963338, 963337, Assessor's Map numbers 20-14-13052-0089, -0090, -0091, -0092, -0093, -0094, -0095, -0096, -0097, -0098, -0099, -0100, -0101, -0102.
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.

#### Site Information

|                      |   |
|----------------------|---|
| Total Project Size:  | 5.62 Acres                                  |
| Number of Lots:      | 24; ranging in size from 0.33 to 0.46 acres |
| Domestic Water:      | Existing Group A Water System               |
| Sewage Disposal:     | Existing Community Sewer System             |
| Fire Protection:     | Fire District 7                             |
| Irrigation District: | N/A   |



Site Characteristics:

North: Undeveloped small lots within a Master Planned Resort zoning designation.  
South: Undeveloped small lots within a Master Planned Resort zoning designation. The Cle Elum River lies in this direction.  
East: Undeveloped small lots within a Master Planned Resort zoning designation.  
West: Undeveloped small lots within a Master Planned Resort zoning designation.

Access: Primary access to the site will be provided by Wanawish Loop via Swiftwater Drive, both private roads.

5. A long plat application, and site development plan application was submitted to Community Development Services on June 4, 2024. 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 adjoining ownership properties. The notice of application was noticed in the local county paper of record on July 2, 2024.
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.
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 Critical Areas Code 17A.
10. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
11. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
12. Comments were received from various agencies. These comments are included in this report.

**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. 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 June 4, 2024 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 on all sheets.
8. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
9. 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.
10. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
12. The applicant shall provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.
13. 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.

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.

14. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.

15. The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. Applicant shall also provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
16. Applicant shall provide survey corrections for the final long plat: Controlling corners will need to be shown. As a minimum, corners between new division lines shall be set and shown on the face of the plat. Wanawish Loop shall be identified as being a "Private 40" Paved ROW.
17. The applicant shall adhere to the conditions outlined in the Master Planned Resort conditions of approval, specifically condition C-17 Monitoring Program.