



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"

AGENDA STAFF REPORT

AGENDA DATE: August 2, 2016

ACTION REQUESTED: Set Open Record Public Hearing for August 16, 2016 to consider the Miner's Camp Preliminary Plat (LP-16-00002)

BACKGROUND: Jeff Stubbs, authorized agent for property owner Miners Camp LLC has submitted a Preliminary Plat application to subdivide approximately 8.26 acres into 24 single-family residential lots with open space tracts.

The subject property is one tax parcel, located approximately 1 mile south of Roslyn in the Suncadia Master Planned Resort at the intersection of Suncadia Trail Road and Swiftwater Drive. Assessor's map number: 20-15-19000-0021

The site was accurately posted with the "Land Use Action" sign as provided by CDS in compliance with KCC 15A.03.110. The signed affidavit of posting was returned to CDS and received on July 26, 2016. Kittitas County Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on August 1, 2016.

Review of the SEPA checklist submitted with this application finds it to be consistent with the Final Environmental Impact Statement (FEIS) published April 10, 2000 and found to be legally adequate on March 15, 2001.

The Seventh version of the Development Agreement with Suncadia approved by the BOCC via resolution on June 2, 2009 allows for an administrative abbreviated review process for Suncadia Master Planned Resort projects which are consistent with the approved development agreement and the general site plans. Staff has determined that that consistency exists and would like to present the plat to the BOCC for approval.

INTERACTION: Staff will present comments and recommended conditions of approval for BOCC review prior to the August 16 hearing as required.

RECOMMENDATION: Staff recommends the Board set an Open Record Hearing for August 16, 2016 to consider the Miner's Camp Preliminary Plat (LP-16-00002).

HANDLING: None

ATTACHMENTS: Application Master File to Date

LEAD STAFF: Jeff Watson, Staff Planner



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NOTICE OF APPLICATION AND PUBLIC HEARING

Notice of Application: July 28, 2016
Public Hearing: August 16, 2016
Application Received: June 17, 2016
Application Complete: July 21, 2016

Project Name (File Number): Miner's Camp Long Plat (LP-16-00002)

Applicant: Jeff Stubbs, authorized agent for property owner Miners Camp LLC.

Location: One tax parcel, located approximately 1 mile south of Roslyn in the Suncadia Master Planned Resort at the intersection of Suncadia Trail Road and Swiftwater Drive. Assessor's map number: 20-15-19000-0021

Proposal: Jeff Stubbs, authorized agent for property owner Miners Camp LLC has submitted a Preliminary Plat application to subdivide approximately 8.26 acres into 24 single-family residential lots with open space tracts.

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/default.aspx>. Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on August 15, 2016. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): Review of the SEPA checklist submitted with this application finds it to be consistent with the Mountainstar Master Planned Resort Final Environmental Impact Statement (FEIS) published April 10, 2000 and found to be legally adequate on March 15, 2001.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners for August 16, 2016 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 hearing date.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner (509) 933-8274; email at: jeff.watson@co.kittitas.wa.us.



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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: July 22, 2016	PLANNER: Jeff Watson
PROJECT NAME: Miners Camp Plat	FILE NUMBER: LP-16-00002

PLEASE COMPLETE THE FOLLOWING:

I, William R. Smith, 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.**

William R. Smith
Signature

7-26-2017
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 _____

LAND USE ACTION
Project: LP-15-0002, Timber Camp
Description: 2+ of 624 with open space
 (509) 962-7506



A yellow rectangular sign with black text is mounted on a black metal post. The sign is positioned on the right side of a gravel road, near a dense forest of tall evergreen trees. The sign's text includes the heading "LAND USE ACTION" and a phone number. The surrounding area is filled with green bushes and tall grasses, with shadows cast across the road from the trees.

LAND USE ACTION
— (509) 962-7506



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

LP-16-00002
Miners Camp

Land Use Notification
Sign Locations

SHARP, DAVID
PO BOX 579
MERCER ISLAND WA 98040-0579

PARR, RODGER G & PRISCILLA E
251 MAPLE LEAF LOOP
CLE ELUM WA 98922-3115

SANFORD, BYRNE C & SUSAN L
2214 247TH CT NE
SAMMAMISH WA 98074-3342

LEE, TODD R & SUSAN G
876 3RD AVE NE
ISSAQUAH WA 98029-5404

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

HUARD, BROCK & MOLLY
5840 245TH PL NE
REDMOND WA 98053-2556

BELLAMY, JEFFREY D & SARAH E
23449 SE 51ST PL
ISSAQUAH WA 98029-6809

COOGAN, ERICA L & RYAN S
111 SWEET SHOP LN
CLE ELUM WA 98922-8695

LEE, JASON & CARRIE
141 SWEETSHOP LN
CLE ELUM WA 98922-8695

MOSS, LYLE E ETUX
14525 SE 51ST ST
BELLEVUE WA 98006

MONWAI, MARK ETUX
19917 NE 155TH ST
WOODINVILLE WA 98077

KIMMEL, JAMES P & AIMEE L
4414 49TH AVE S
SEATTLE WA 98118-1422

BAKKEN, MARK & STACEY
124 POINT FOSDICK DR NW
GIG HARBOR WA 98335-7835

WILLE, ADAM & SARAH
2804 NW 56TH ST
SEATTLE WA 98107-4201

STOLLE, SUSAN C W &
301 RAYE ST
SEATTLE WA 98109

BURG, PAUL & LINDA
10132 NE 59TH ST
KIRKLAND WA 98033-7319

KIMMEL, JAMES & AIMEE
6414 49TH AVE S
SEATTLE WA 98115

LINDBLAD, WARREN E &
ADRIENNE S
3233 MOUNTAIN VIEW AVE N
RENTON WA 98056-2512

THORP, JAMES & MARYANN
4023 WILLIAMS AVE N
RENTON WA 98056-2118

THREE T INVESTMENTS LLC
407 BRIDLE WAY
YAKIMA WA 98901-9785

EMMERICH, MICHAEL J
6207 31ST AVE NE
SEATTLE WA 98115-7211

BELL, JEFFREY D & CYNTHIA A
5003 MAIN ST W # 103
TACOMA WA 98407-3181

ESPITIA, MICHAEL & LEILANI
23908 SE 243RD ST
MAPLE VALLEY WA 98038-5224

MUENCH, YVONNE J & STEPHEN T
7710 6TH AVE NW
SEATTLE WA 98117-4038

SEBASTIAN, MICHELLE L
221 CAKE BOX LN
CLE ELUM WA 98922

BENNETT, JOHN & SHELLEY
1705B WOODLAND STREET
NASHVILLE TN 37206-1933

HENDRICKSON, JEFFERY A ETUX
2302 122ND ST NW
GIG HARBOR WA 98332-9426

RUSSELL, ROBIN C
7549 SE 29TH ST UNIT 403
MERCER ISLAND WA 98040-6307

REIMER, THOMAS E & JEAN A
17928 TALBOT RD
EDMONDS WA 98026

REIMER, CRAIG T & ANGIE
18607 OLYMPIC VIEW DR
EDMONDS WA 98020-2350

CAKE BOX LLC
28249 108TH AVE SE
AUBURN WA 98092-4063

LACKEY, GARY W II & KELLI M
3702 W CHESTNUT AVE
YAKIMA WA 98902-3619

MORGAN, DON & DEBORAH
81 CAKE BOX LN
CLE ELUM WA 98922

PUPO, FRANK D JR & ELAINE S
2511 5TH ST NW
GIG HARBOR WA 98335-7750

SUNCADIA RESIDENTIAL OWNERS
PO BOX 944
ROSLYN WA 98941-0944

FLEWELLING, JENNIFER A ET VIR
5332 S 283RD COURT
AUBURN WA 98001

SANNER, SCOTT & NIKCOLE
TRUSTEES
16027 SE 125TH ST
RENTON WA 98059

MARSTON, ROBERT C III
5287 OLYMPIC DR NW UNIT E
GIG HARBOR WA 98335-2303

MINERS CAMP LLC
28249 108TH AVE SE
AUBURN WA 98092-4063

WILEY, JOHN-MICHAEL & JUNE
31 SANCTUARY CT
CLE ELUM WA 98922-3177

HEINEMANN, ERIC & JANET
15823 112TH AVE NE
BOTHELL WA 98011-1530

WRIGLEY PROPERTIES LLC
2428 E LOUISA ST
SEATTLE WA 98112

DENNING, JOHN M & KIMBERLY A
14915 273RD PL NE
DUVALL WA 98019-6323

DRAPER, GLENN S &
1914 EDMONT PL W
SEATTLE WA 98199-3915

PETERSEN, DIRK TRUSTEE
11427 NE 86TH ST
KIRKLAND WA 98033

PEFFER, MARK D & MARIN K
225 4TH AVE, APT A204
KIRKLAND WA 98033-6192

JORGENSEN, JOHN G & LOUISE
TRUSTEES
1525 NW 57TH ST #518
SEATTLE WA 98107

SUNCADIA COMMUNITY COUNCIL
PO BOX 944
ROSLYN WA 98922-0944

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

HETTICH LIVING TRUST
1419 E LAKE SAMMAMISH SHORE
LN SE
SAMMAMISH WA 98075-7430

CHEBLI, JOSEPH E & CAROLINE M
7730 SILVER BELL DR
SARASOTA FL 34241-6412

ST LAURENT, JOSEPH P & MARDI J
316 NE EAGLE WAY
ISSAQUAH WA 98029-5411

PRESS, LOWELL & NATASHIA
2823 122ND PL NE
BELLEVUE WA 98005-1519

SEGRESS, JON & MARGIE
101 SWEETSHOP LN
CLE ELUM WA 98922-8695

ENEBO, ALLEN & MICHELLE
1530 25TH AVE NE
ISSAQUAH WA 98029-2623

BELLISS HOMES LLC
PO BOX 894
MAPLE VALLEY WA 98038-0894

CARINO, FREDERICH & MARIA
21042 SE 5TH ST
SAMMAMISH WA 98074

FREED LLC
12900 NE 180TH ST STE 220
BOTHELL WA 98011-5773

NICHOLSON DISCLAIMER TRUST
19685 SW HUNTER LN
BEAVERTON OR 97007-4179

BEAUDRY, TY W & MANDI K
9000 WHATCOM AVE
YAKIMA WA 98903-9288

**MCCANN, JERALD
14712 27TH AVE NW
MARYSVILLE WA 98271-8180**

**SMITH, JOAN HOFFMAN &
MICHAEL
221 N GORSUCH RD
WESTMINSTER MD 21157-6524**

**PATRIKIOS, JASON P &
4015 MIDVALE AVE N
SEATTLE WA 98103-7913**

**RAWSON, RICHARD M &
KIMBERLY E
2621 NE PARK DR
ISSAQUAH WA 98029-2625**

**FAY, JASON & LINDSEY
313 SWEET SHOP LN
CLE ELUM WA 98922**

**SCHMIDT, PAUL & SARA
9220 POINT DR NE
YARROW POINT WA 98004**

**ROSENBERG, DOUGLAS J & ABBY R
6005 39TH AVE NE
SEATTLE WA 98115-7413**

**HUBBARD, DUSTIN & CATHERINE
25808 NE 1ST PL
SAMMAMISH WA 98074-3480**

**MILNE, JOHN S ETUX
530 WILDERNESS PEAK DR NW
ISSAQUAH WA 98027-5621**

**DAVIES, CHRISTOPHER & JOAN M
801 E 1ST ST STE B #192
CLE ELUM WA 98922-1246**

**CLARK, DARREN & TRACI
20919 29TH AVE SE
BOTHELL WA 98021-7858**

**SINGH, BASANT & SHEILA K
177 107TH AVE NE APT 2202
BELLEVUE WA 98004-5942**

**MAR, GIL F & HELEN ELISABETH
2835 62ND AVE SE
MERCER ISLAND WA 98040-2430**

**SYRDAL, DANIEL D
6650 E MERCER WAY
MERCER ISLAND WA 98040**

**WILSEY, GARY & JACQUELINE S
17107 SE 100TH ST
RENTON WA 98059**

**MCBOYLE, GARY & BARBARA
330 MAPLE LEAF LOOP
CLE ELUM WA 98922-3116**

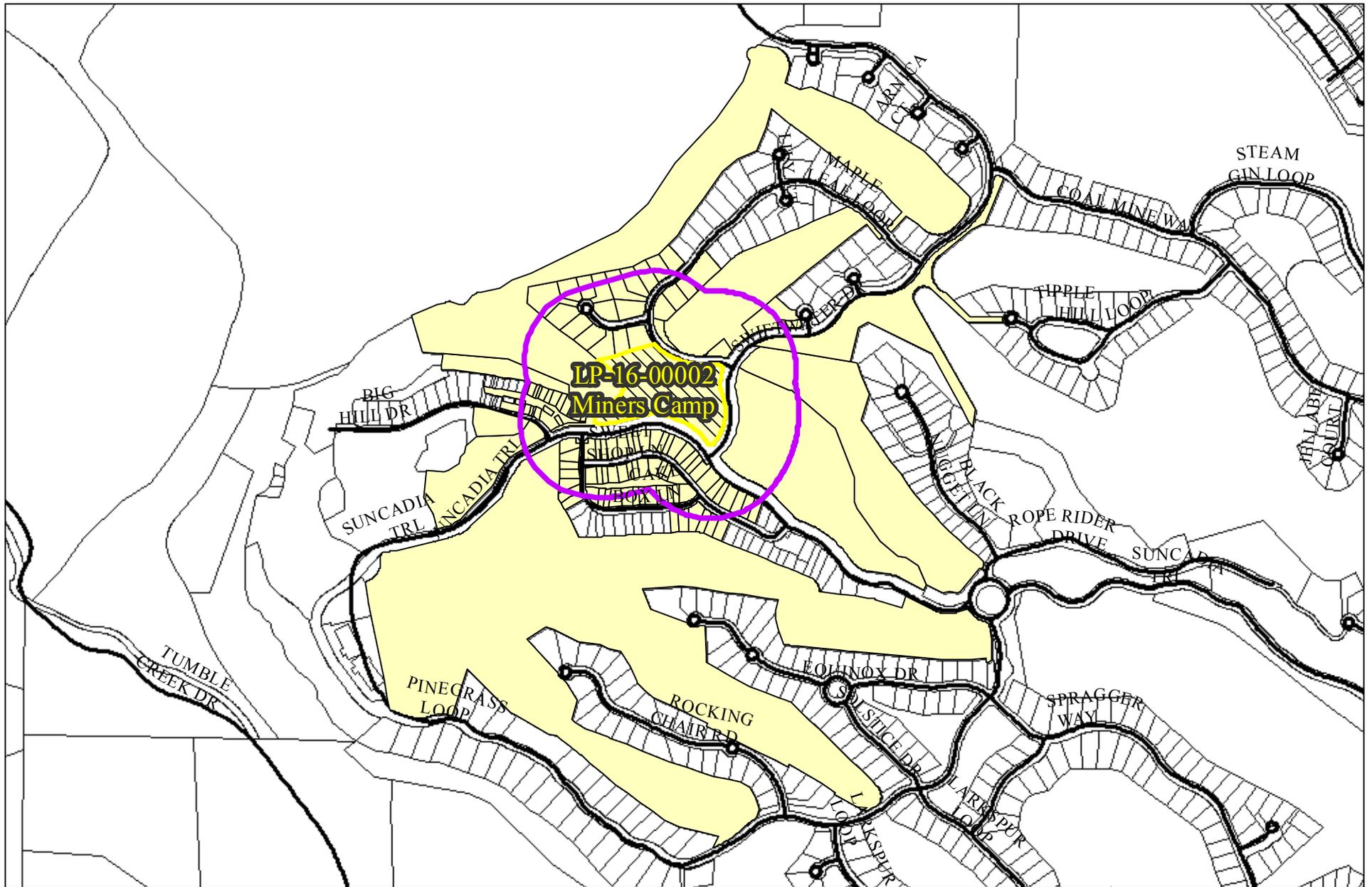
**NEW SUNCADIA HOSPITALITY LLC
770 SUNCADIA TRL
CLE ELUM WA 98922-3214**

**NEW SUNCADIA LLC
4244 BULLFROG RD STE 1
CLE ELUM WA 98922-8717**

**FIRTH LIVING TRUST
6747 266TH CT SE
ISSAQUAH WA 98029-3692**

**BENNETT-SFS LLC
1110 112TH AVE NE STE 202
BELLEVUE WA 98004-4571**

**TALCOTT, RONALD T &
GEORGANNE GIGI
1320 S SUNSET DR
TACOMA WA 98465-1233**



LP-16-00002
Miners Camp

Adjacent Properties
for Notification



LP-16-00002
Miners Camp

Oblique
Air Photo



Source: Esri, DigitalGlobe, GeoEye, Icarbird, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

LP-16-00002
Miners Camp

Vertical
Air Photo



LP-16-00002
Miners Camp

Looking
North East



LP-16-00002
Miners Camp

Looking
North West



LP-16-00002
Miners Camp

Looking
West



LP-16-00002
Miners Camp

Looking
North



LP-16-00002
Miners Camp

Looking
East



LP-16-00002
Miners Camp

Looking
East



LP-16-00002
Miners Camp

Looking
East



LP-16-00002
Miners Camp

Looking
South



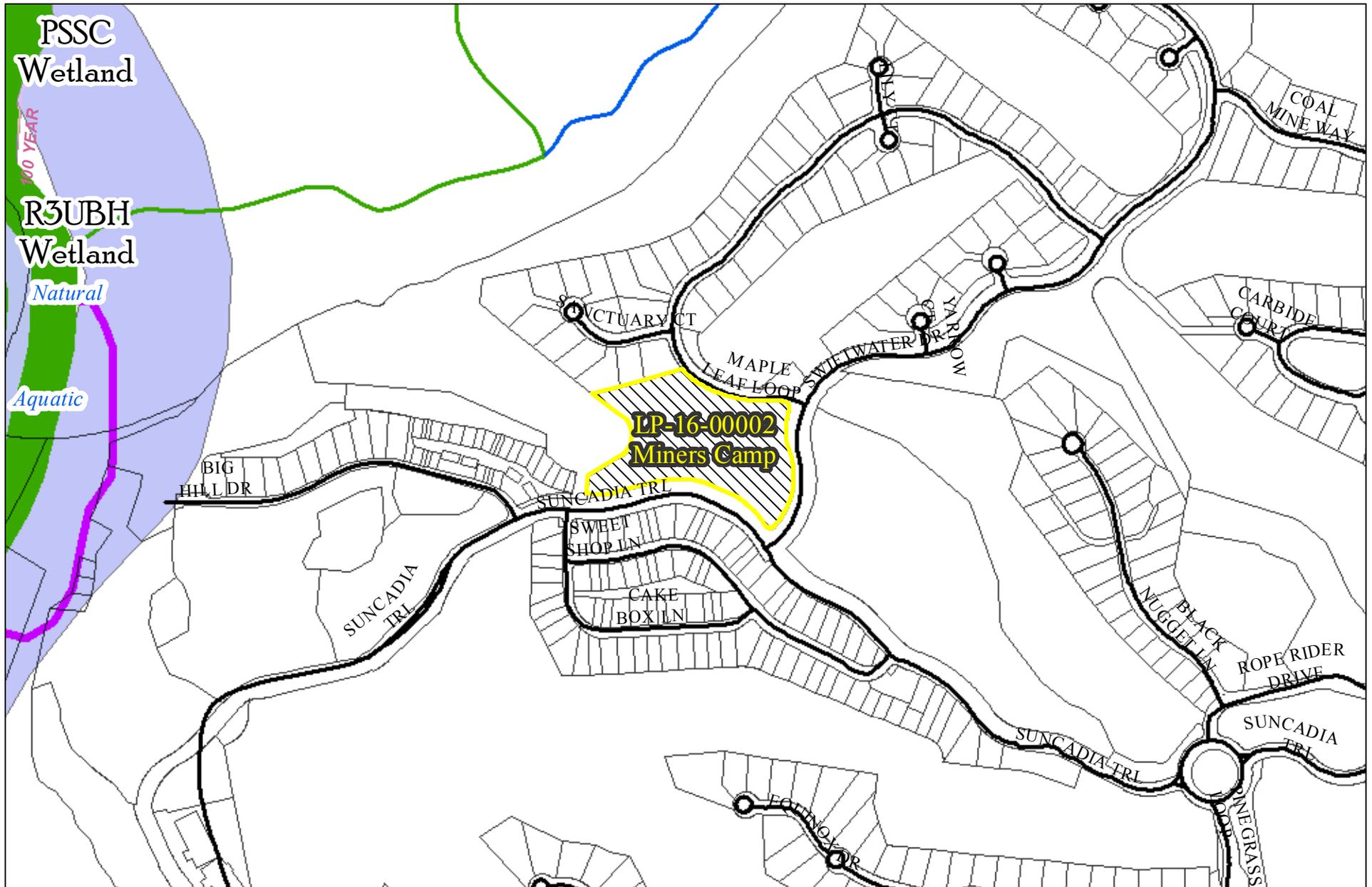
LP-16-00002
Miners Camp

Looking
North



LP-16-00002
Miners Camp

Looking
North East



LP-16-00002
Miners Camp

Critical
Areas

Critical Areas Checklist

Friday, July 22, 2016

Application File Number



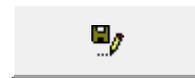
Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

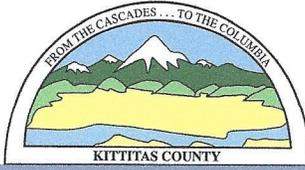
Have the Current Years Taxes been paid?

Jeff Watson

From: Jeff Watson
Sent: Thursday, July 21, 2016 4:22 PM
To: 'Marc Kirkpatrick (mkirkpatrick@encompasses.net)'; 'jeff@tamaracksprings.com'; 'smithwr@gmail.com'
Subject: LP-16-00002 Miners Camp Deem Complete
Attachments: LP-16-00002 Miners Camp Deem Complete Signed.pdf

See attached; hard copy coming via USPS. I'll try to get the sign ready first thing in the morning...

Jeffrey A. Watson
GIS Technician/Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 21, 2016

Miners Camp LLC
28249 108th Ave. SE
Auburn WA 98092-4063

RE: Miners Camp Long Plat Application (LP-16-00002)

Dear Applicant,

The application for a 24 lot Plat with open space on approximately 8.26 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 20-15-19000-0021, was received on June 17, 2016. Your application has been determined **complete** as of July 21, 2016 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

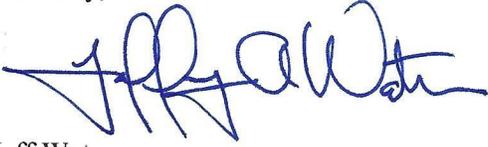
Upon Completion of the above actions in accordance with the provisions of KCC 15A.030.060:

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 Hearings Examiner where public testimony may be given and a recommendation for approval or denial will be made.
6. A closed record hearing will be scheduled before the Kittitas County Board of Commissioners where a final decision will be given.

¹ KCC 15A.03.110(3)

If you have any questions regarding this matter, please contact me at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us.

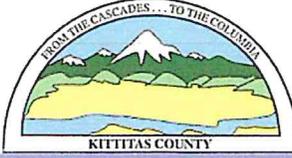
Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Watson". The signature is stylized with a large initial "J" and "W".

Jeff Watson
Staff Planner

CC via email: Jeff Stubs – jeff@tamaracksprings.com
Marc Kirkpatrick - mkirkpatrick@encompasses.net
Applicant – smithwr19@gmail.com

LP-16-0002



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"Building Partnerships – Building Communities"

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: 	RECEIPT # 	<div style="border: 1px solid black; padding: 5px;"> <p>RECEIVED</p> <p>JUN 17 2016</p> <p>KITTITAS COUNTY CDS</p> <p>DATE STAMP IN BOX</p> </div>
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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: MINERS CAMP LLC
Mailing Address: 28249 108TH AVE SE
City/State/ZIP: AUBURN WA 98092-4063
Day Time Phone: (253) 334-2407 (BILL SMITH)
Email Address: SMITHWR19@GMAIL.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: JEFF STUBBS
Mailing Address: PO BOX 923
City/State/ZIP: ROSLYN WA 98941
Day Time Phone: (509) 674-8797
Email Address: JEFF@TAMARACKSPRINGS.COM

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING
Mailing Address: 407 SWIFTWATER BLVD
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-7433
Email Address: MKIRKPATRICK@ENCOMPASSES.NET

4. Street address of property:

Address: UNKNOWN
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

PTN TRACT G-1 OF MOUNTAINSTAR, PHASE 1, DIV 2 (LOT C, BK 31 OF SURVEYS,
PAGES 158-161), SEC. 19, TWN. 20N., RGE. 15E., W.M.

6. Tax parcel number: 20537 (MAP NUMBER 20-15-19000-0021)

7. Property size: 8.26 (acres)

8. Land Use Information:

Zoning: MASTER PLANNED RESORT Comp Plan Land Use Designation: RURAL RECREATION

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

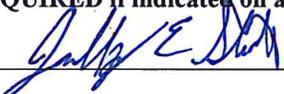
- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 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)

X 

Date:

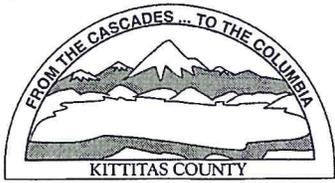
5/12/16

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

X 

Date:

5-12-2016



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00030413

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 031515

Date: 6/17/2016

Applicant: MINERS CAMP LLC

Type: check # 2114

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LP-16-00002	CDS FEE FOR PLAT	4,900.00
LP-16-00002	FM PLAT	524.00
LP-16-00002	EH LONG PLAT FEE	540.00
LP-16-00002	PW LONG PLAT FEE	602.00
	Total:	6,566.00

CDS COPY

LP-16-00002

MINERS CAMP – PHASE 1, DIVISION 7, SUNCADIA

**Phase 1 Division 7
Site Development Plan Application**

**Suncadia
Master Planned Resort**

**Miners Camp, LLC
Auburn, Washington**

June 17, 2016

Prepared by

**Encompass Engineering & Surveying
407 Swiftwater Boulevard
Cle Elum, WA 98922**

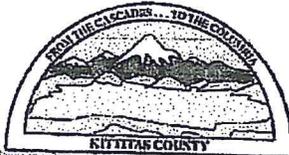
**509.674.7433 tel
509.674.7419 fax
www.encompasses.net**



RECORDED

JUN 17 2016

MINERS CAMP
05



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

PREAPPLICATION CONFERENCE APPLICATION & MEETING SUMMARY

(To be completed for each Preapplication Conference)

Please type or print clearly in ink. A preapplication conference is required prior to submittal of a building permit for any commercial or multi-family project (not including 2-family dwellings) and for certain land use applications per KCC 15A.03.020. The following items must be attached to the application packet and is required to be submitted prior to scheduling of the preapplication conference.

REQUIRED ATTACHMENTS

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- Floor plan with minimum labeling to include uses of rooms, dimensions, plumbing & mechanical fixtures (if proposing structures other than residential and accessory)

RECEIVED
JUN 17 2016
KITTTAS COUNTY
357

GENERAL APPLICATION INFORMATION

APPLICATION FEES

\$355.00 Kittitas County Community Development Services (KCCDS)

\$145.00 Kittitas County Environmental Health

\$500.00 Fees due for this application

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

CEB

DATE: 5/27/16

RECEIPT # 3011

RECEIVED
MAY 27 2016
Kittitas County CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 1-26-16

Page 1 of 6

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: MINERS CAMP LLC
Mailing Address: 28249 108TH AVE SE
City/State/ZIP: AUBURN WA 98092-4063
Day Time Phone: (253) 334-2407 (BILL SMITH)
Email Address: SMITHWR19@GMAIL.COM / SMITH24nancy@gmail.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: JEFF STUBBS
Mailing Address: PO BOX 923
City/State/ZIP: ROSLYN WA 98941
Day Time Phone: (509) 674-8797
Email Address: JEFF@TAMARACKSPRINGS.COM

3. Name, mailing address and day phone of other contact person
If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING AND SURVEYING
Mailing Address: 407 SWIFTWATER BLVD.
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-7433
Email Address: MKIRKPATRICK@ENCOMPASSES.NET

4. Street address of property:

Address: N/A
City/State/ZIP: _____

5. Tax parcel number: 20537 (MAP NUMBER 20-15-19000-0021)

6. Property size: 8.26 (acres)

7. Land Use Information:

Zoning: MASTER PLANNED RESORT Comp Plan Land Use Designation: RURAL REC.

8. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: SUNCADIA WTR CO LLC

9. Proposed Sewage Disposal: CITY OF CLE ELUM

10. List any Buildings or Structures including sq. ft. & no. of stories proposed: N/A

11. Proposed Project Name: MINERS CAMP - PHASE 1, DIVISION 7, SUNCADIA

12. Type of proposed project (circle one):

- | | | | |
|---------------------------|--------------------------|--|------------------------|
| Cluster/Conservation Plat | Planned Unit Development | Master Planned Resort | Conditional Use Permit |
| Shoreline Permit | Rezone | Preliminary Plat over nine (9) lots | Commercial Building |

PROJECT NARRATIVE

Include responses as an attachment to this application

13. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description.

14. Provision of the zoning code applicable: MASTER PLANNED RESORT

AUTHORIZATION

15. 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)

X [Signature]

Date:

5/12/16

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

X [Signature]

Date:

5-12-2016

FOR STAFF USE ONLY

Date of Pre-Application Meeting: 6-8-2016 Time: 9:00 AM
Pre-application meetings are scheduled typically on Wednesdays.

List persons present at pre-app meeting:

Meeting Moderator: Don Hansen

To be present at each pre-app:

1. CDS representative (planning): Don Hansen
2. CDS representative (building): MIKE FLOST
3. Fire Marshal representative: JOEAT HINK
4. Public Works representative: KELLY BRON
5. Environmental Health representative (water): _____
6. Environmental Health representative (sewer): _____
7. Others present: _____

Present at pre-app for project: (attach business cards if available)

Applicant: NOTED IN APPLICATION Application
phone: _____ Application
email: _____

Applicant authorized agent (if applicable): NOTED IN APPLICATION Applicant
authorized agent phone: _____ Applicant
authorized agent email: _____

Others present for applicant: DUSTIN W/ SURVEY ENCOMPASS

**The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.*

Items/issues/concerns/questions discussed (To be filled in by staff during preapplication conference):

1. Planning/Land Use
Critical Areas conducted SEPA CHECKLIST/ENVIRONMENTAL PROVIDED TO INSURE COMPLIANCE W/ ORIGINAL

WANT GEOTECH STATEMENT INDICATING STRUCTURE LOCATED CLOSER THAN 25 FEET TO TOP IS SECURE OR INDICATE WHAT STRUCTURE MAY BE NECESSARY
ASSUMING A PHASES AS SHOWN. MEETS AGREEMENT,

2. Building

Type of Building (res., comm., etc.): _____ Building Use classification: _____

FOLLOW ALL SETBACKS TO STEEP SLOPES PROVIDED BY GEO-TECH. FOLLOW RECOMMENDATIONS FOR COMPACTION & FILL.

PROVIDE FULL ACCESSIBILITY TO ANY AMENITIES ON SITE.

PRIOR TO C of D OF ANY BUILDING, MUST BE FULLY CONNECTED TO ALL UTILITIES.

3. Fire MAINTAIN FIRE SEPARATION BETWEEN ALL BLDGS THROUGHOUT PHASING.
Located within Fire District # 7 (if applicable)

All fire hydrants will have to be inspected by our office along with flush test. During construction you shall provide fire suppression equipment on site. PLEASE contact our office when hydrants are being installed. Would like to have Fire Dist #7 involved.

4. Public Works

Proposed access: _____

GRADE & FILL EXEMPT? will check w/ AGREEMENT.

Kelly will give further info once the original agreement is considered.

Need to apply for a private road name.
Addresses to each lot once established

- Geotechnical Report
- Grading, road and stormwater design

5. Environmental Health (water)

Proposed water supply: _____

No Show

6. Environmental Health (sewer)

Proposed sewer disposal: _____

No Show

7. Others present: (if applicable)

Encompass Engineering & Surveying

Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922
Phone (509) 674-7433 Fax (509) 674-7419

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Phone (425) 382-0250 Fax (425) 391-3055

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

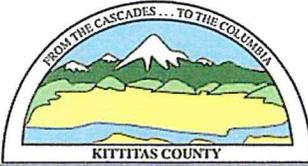
FIRE MARSHAL
↳ NOTHING

KCPW
↳ D/W LOCATIONS
↳ ROAD NAME
↳ VINE GRADING PERMIT

JUN 17 2016

BUILDING DEPT.
↳ SLOPE SETBACKS LOTS 6-8
↳ PROVIDE SLOPE BOUNDARIES
↳ CIVIL PLANS - TO ACCOMMODATE ADA 1848" PARK
↳ ANSI A 111.12 - ACCESSIBILITY
↳ ^{LANDSCAPE} MASTER PLANS

SUNCADIA
↳ NEEDS TO SEND WATER LTR.
↳ NEEDS TO SEND DEV. LTR.



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"

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:

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 non-project proposals:

For non-project 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.

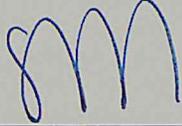
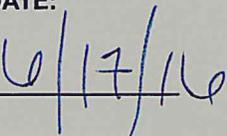
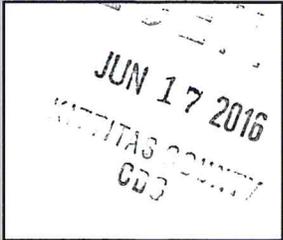
APPLICATION FEES:

\$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): 	DATE: 	RECEIPT# 
DATE STAMP IN BOX		

A. BACKGROUND

1. Name of proposed project, if applicable: **MINER'S CAMP**
2. Name of applicant: **Miner's Camp, LLC**
3. Address and phone number of applicant and contact person: **28249 108th Avenue SE
Auburn, WA 98092
253-334-2407
Bill and Nancy Smith**
4. Date checklist prepared: **April 12, 2016**
5. Agency requesting checklist: **Kittitas County**
6. Proposed timing or schedule (including phasing, if applicable):
Construction is anticipated to begin Summer 2016 and be completed by 2019. 4 Phases are anticipated to complete this project.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**MountainStar MPR Draft EIS, Volumes I-III, July 1999. ("DEIS")
MountainStar MPR Final EIS, Volumes 1-4, April 2000. ("FEIS")
MountainStar MPR EIS Addendum, March 2002. ("EIS Addendum")
MountainStar Properties/Cle Elum UGA FEIS, February 2002. ("Cle Elum EIS")**
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.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
**Department of Ecology NPDES permit
Building permit for residential construction**
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.)
Phase 1 Division 7 is a 24 lot preliminary plat comprised of 8.26 acres located within Phase 1 of the Suncadia Master Planned Resort (MPR). Land uses will include detached residential lots, roads, utilities, open space, and common Area.
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.
The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. It is on the NW corner of the intersection of Suncadia Trail / Swiftwater Drive. The project is located in the East half of Section 19, Township 20 North, Range 15 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other __
- b. What is the steepest slope on the site (approximate percent slope)?
Slopes range from approximately 3% - 45%.
- 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.
Soils generally include glacial moraine deposits consisting primarily of till.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No indications. A geotechnical report by Icicle Creek is provided with the application materials.**
- 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. **General grading for road, utilities, homesites, driveways and open space areas will be done in phases. Approximately 3 acres of land will be disturbed. A balance of cut/fill material, approximately 2,300cy, will be disturbed. Any fill material used for road construction or structural fill will most likely come from a local ECP pit.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur as a result of clearing of trees and vegetation necessary for roads, utilities, and home construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 2 acres.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion will be controlled during construction with silt fencing, a rocked construction entrance, and sediment traps if necessary. Disturbed soil will be covered with straw, mulching, and/or seeding.

2. Air

- 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.
Construction equipment emissions and wind-blown dust/debris would be a result during construction. Minimal long term emissions from automobiles would be expected upon project completion. Wood-burning stoves and fireplaces are not permitted in the homes.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No
- b. Proposed measures to reduce or control emissions or other impacts to air, if any:

Methods used during construction would include periodic watering to control dust and covering stockpiles of excavated soil during windy and rainy periods.

3. Water

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.

No

- 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.

N/A

- 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.

None

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

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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.

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.

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.

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.

Stormwater runoff from impervious surfaces will be collected and conveyed through underground piping to offsite runoff control facilities. Runoff from individual lots will be mitigated by dispersion and infiltration.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Potential spills or leakage from automobiles could enter the stormwater conveyance system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No

c. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Stormwater runoff will be collected and treated for water quality using best management practices (BMP's) as approved by the Department of Ecology. Water quality BMP's include bio-infiltration, storm filter systems, and biofiltration swales.

4. Plants

a. Check the types of vegetation found on the site:

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?

All vegetation within the roadway and building envelopes will be cleared for houses, roads, and utility construction.

c. List threatened and endangered species known to be on or near the site.

Section 3.4 and Appendix E of the DEIS contain information on threatened and endangered species. 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: **Much of the site will remain in nature vegetation. Any enhancement will be done per Suncadia's CCRs and/or development agreement.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals

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. 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. **None known. Refer to Suncadia EIS.**

c. Is the site part of a migration route? If so, explain. **Unknown, refer to Suncadia EIS.**

d. Proposed measures to preserve or enhance wildlife, if any: **Addressed in Suncadia EIS.**

- e. List any invasive animal species known to be on or near the site. **None known, refer to Suncadia EIS.**

6. Energy and natural resources

- 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.
The energy needs of the project will be met using either electricity or natural gas or a combination of both for heating, cooling, and appliances.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- d. What kinds of energy conservation features are included in the plans of this proposal?
Building construction will conform to local and state energy codes.
List other proposed measures to reduce or control energy impacts, if any:
None known other than compliance with local and state energy codes.

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.
Hazards during and after completion of the project would be typical for those of residential and recreational uses.
- 1) Describe any known or possible contamination at the site from present or past uses.
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.
Nearby underground natural gas transmission piping could be considered hazardous.
 - 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.
Some toxic or hazardous chemicals during construction might be stored and/or used. Some products might be stored or used during normal residential use.
 - 4) Describe special emergency services that might be required.
Fire protection and medical services would be provided by local jurisdictions. Special emergency services are not anticipated.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Construction contractors would be expected to follow standard safety practices during construction to reduce and control environmental health hazards. Long term measures would be provided by local police, fire, and medical agencies.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Other than local traffic, no known sources of noise exist that may affect this project.
- 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.
In the short term, an increase in noise associated with the construction of roads, utilities, and homes would occur. Long term noise would include sounds associated with a residential community such as traffic, garbage collection, and outdoor recreational use.
- 3) Proposed measures to reduce or control noise impacts, if any:
Construction noise will be limited to the hours allowed by the Kittitas County noise ordinance.

8. Land and shoreline use

- 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.
The site is currently undeveloped. Adjacent properties include residential and golf course use. The proposed project will not affect current land uses on adjacent or nearby properties.
- 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?

The site was previously used for commercial forestry.

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?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **Master Planned Resort**

f. What is the current comprehensive plan designation of the site? **Rural Recreation**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No, refer to Suncadia EIS.**

i. Approximately how many people would reside or work in the completed project? **Approximately 24 to 60 people would reside in the proposed residential project.**

- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is within the MPR and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County, the Master Planned Resort development agreement adopted by Kittitas County ordinance, and the Phase 1 General Site Plan.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
24 high-income housing units will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None

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?
Proposed structures would be a maximum of two stories or up to approximately 50 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 materials.
- b. What views in the immediate vicinity would be altered or obstructed?
No significant views would be obstructed. Views would be altered as the forested setting would change to a developed landscape intermixed with a roadway, building rooftops and facades, vehicles, and landscaping.
- d. Proposed measures to reduce or control aesthetic impacts, if any:
Proposed measures include compliance with Suncadia architectural design guidelines and requirements. Areas set aside for open space and common area will reduce the visual impact of development.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Indoor lighting and vehicle headlights may be visible during evening hours.
- e. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that light or glare would be a safety hazard or interfere with views.
- f. What existing off-site sources of light or glare may affect your proposal?
None known.

- 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.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational opportunities in the immediate vicinity include golf, swimming, hiking, fishing, and an activity center.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project will not displace existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Measures outlined in the MPR Conditions of Approval will be adhered to.

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. **None known, refer to Suncadia EIS.**
- 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.
None known, refer to Suncadia EIS.

- 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. **Refer to Suncadia EIS**
- 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. **None anticipated. A forest practice permit was acquired to do necessary clearing.**

14. Transportation

- 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.
Suncadia Trail and Swiftwater Drive serve the site, eventually connecting to Bullfrog Road and SR903. The internal plat road will have direct access to Suncadia Trail.
- 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?
No. There is no public transit near the site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There are no additional parking spaces proposed other than dedicated parking for each residence. No parking is eliminated.
- g. 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).
A new internal road will be constructed.

- h. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
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?

Using general ADT standard measurements, 240 trips per day is anticipated with peak volumes falling on weekends and holidays due to second home owners. During construction, trucks will be the main source of traffic. After construction, it will be standard residential traffic. Refer to Suncadia EIS for methods and more detailed transportation studies completed for the Master Plan Development.

- i. 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.
No

- h. Proposed measures to reduce or control transportation impacts, if any:
Appropriate traffic control (signage) and compliance with applicable standards.

15. Public services

- 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.
There will be an increased need for fire and police protection, health care, and schools associated with this project depending on the short or long term residency of each owner.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
Measures outlined in the MPR Conditions of Approval will be adhered to.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- 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.
**Water, sewer, electricity, natural gas, telephone, cable television, refuse collection are proposed for the project.
Suncadia Water Company will provide water
Suncadia Environmental Company will provide sewer services.
Power and natural gas will be provided by PSE
Refuse collection will be provided by Waste Management.
Telephone and cable television is provided by Axis Communications**

C. 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: _____

Name of signee: _____

Position and Agency/Organization: _____

Date Submitted: _____



D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

Site Development Plan for Suncadia Phase 1 Division 7

JUN 17 2016

Information required by Section 5.1(h) of the MountainStar Development Agreement for the Phase 1 Division 7 Site Development Plan is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Sub phase thereof, shall include the following:

(1) A vicinity map showing the location of the Resort area encompassed within such plan.

A Site Development Plan (SDP) for Phase 1 Division 7 is provided herein ("Division 7"). 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 Recreation Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.*

The Phase 1 Division 7 construction consists of 24 detached residential lots (primarily second or vacation homes), open space, common area and 4 internal phases.

(ii) *Boundaries and lot lines for all parcels and lots.*

Refer to the Site Development Plan Exhibit for boundary configuration of Division 7 and the location of its improvements and 4 internal phases.

(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 road bounding or near the site.*

Refer to the Site Development Plan Exhibit, the Preliminary Site and Utility Engineering Summary and the Phase 1 General Site Plan revised February 16, 2005, by the Kittitas county BOCC for the names of public roads bounding or near the site. Rights in and to the Phase 1 platted roads will be granted to the Division 7 site. The proposed internal roads and utilities will be either construction or bonded for prior to the recording of the Division 7 final plat

The primary access to the site will be provided off the existing road "Suncadia Trail".

- (v) ***Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.***

Refer to the Preliminary Site and Utility Engineering Summary of this document for preliminary planning for road improvements, drainage and public utility extensions. Site grading will be associated with the internal road and development of the parcel. The roadway follow natural grades to the extent possible as an element of the site design. This design objective will minimize the amount of earthwork involved in road construction.

- (vi) ***Location of all building 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 roadway location is shown on the Site Development Plan. Dimensions of road is given in the Preliminary Site and Utility Engineering Summary Part 2. Name of road has not been determined yet.

- (ix) ***The location, type and dimensions, of Developed On-Site Recreational Facilities.***

None are proposed.

- (x) ***The location and calculations of the total area of Open Space and percentages.***

Location 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 the fire hydrant locations. The water system for the site will connect to the water main in Suncadia Trail. The water for Phase 1 Division 7 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR. The first reservoir was constructed in the summer of 2003 and the second will be constructed in the near future.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The Phase 1 Division 7 project site slopes generally to the north, south, and east. Suncadia Trail borders the south side, Swiftwater Drive the east side, Maple Leaf Loop the north side, and the Prospector golf course the west side of the project.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreation 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 the following elements (defined terms from the Development Agreement in parentheses):

- a) 24 Vacation Homesites and Associated Roadways
- b) Community/Recreational Open Space (Open Space) and Common Area

The Phase 1 Division 7 plat Vacation Homesites consist of detached resort residential units that will be accessed with individual driveways that will be created by separate easements. The detached resort residential lots range from 6,100 to 16,200 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owners(s), or any one of them, is either (i) registered to vote at such unit’s Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit’s Suncadia address, in which case such unit shall be considered a permanent residence.

(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.

An update to the approved MPR Land Stewardship plan (“LSP”) has been submitted. Since this Site Development Plan is consistent with the approved LSP and Phase 1A Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) and Noxious Weed Control Supplement.

- a) Road edges
- b) Areas around the homes

(i) 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. Where disturbances are identified as falling within specifically targeted wildlife habitats, restoration will include compatible species as listed in the Land Stewardship Plan.

In all cases, the recommendations of the Noxious Weed Control Supplement to the Land Stewardship Plan will be implemented.

(ii) *Unirrigated sites*

Where landscapes are installed (including hydro seeded areas) "establishment" watering will occur. For a period of two growing seasons following installation hand watering with a watering truck is proposed.

(iii) *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. A further description of managed open space activities may be found in the Land Stewardship Plan.

(iv) *Irrigated areas around the Homesites*

Irrigation is allowed on a limited basis under the CC&R's, and the use of natural vegetation will be emphasized.

(6) Provisions to ensure permanence and maintenance of Open Space

The property consists of community/recreation open space tracts which will be owned and maintained as provided by the CC&R's.

A form (Exhibit M) summarizing the open space is also included in this application.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners' associations, and proposed CC&R's if any.

Suncadia 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	3 rd , 4 th Quarters 2016
Roadways	3 rd , 4 th Quarters 2016
Homes	2016-2018

(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 Mast Plan or, alternatively, and if applicable, an approved General Site Plan.

There are no deviations between the Division 5 Site Development Plan and the Phase 1 General Site Plan revised February 16, 2005.

(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.

RECEIVED

JUN 17 2016

WASHTON COUNTY
CLERK

***Preliminary Site and Utility
Engineering Summary***

**Phase 1 Division 7
Site Development Plan**

**Suncadia
Master Planned Resort**

**Miners Camp, LLC
Auburn, Washington**

April 22, 2016

Prepared by

**Encompass Engineering & Surveying
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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 7 plat.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on the 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 of the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. The water demands presented in this report reflect a lower density within the resort than the demands presented in the approved WSP. The WSP was amended in 2004 to reflect these changes. 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 are the classification of Phase 1 Division 7 roads, proposed road sections, roadway illumination and emergency access.

Roadway Classifications

Phase 1 Division 7 roads shown in the Site Development Plan are classified as follows:

Road	Conceptual Master Plan Classification
	Secondary Traffic Circulation

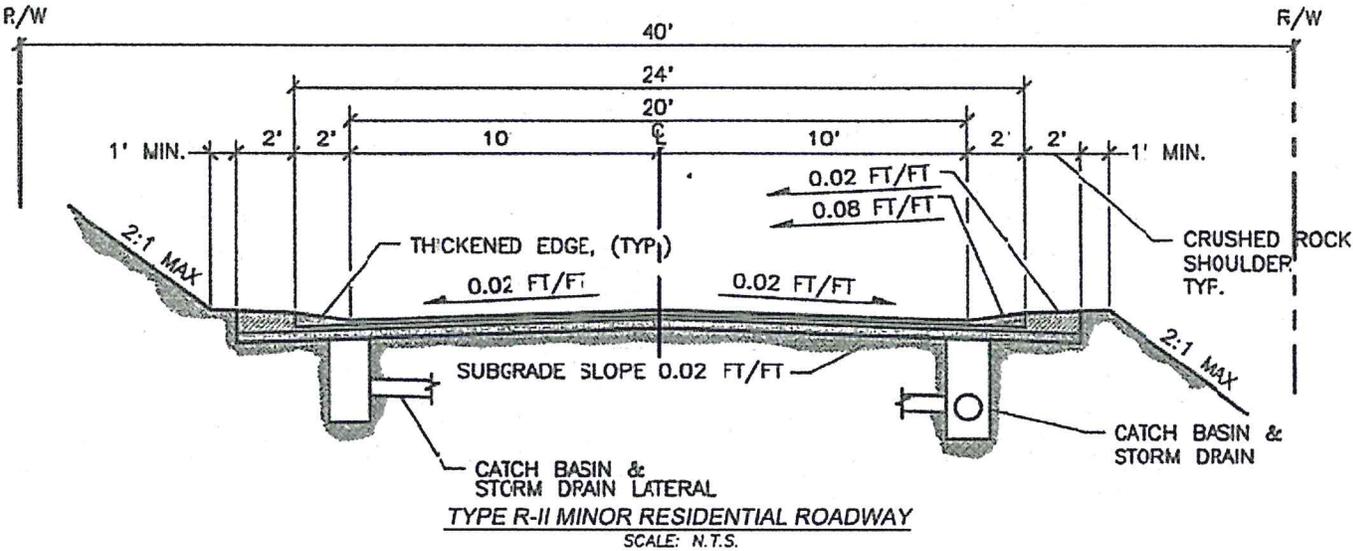
Roadway Sections

The proposed roadway section for Phase 1 Division 7 is shown in Figure 2-1. Applicability of the sections is as follows:

Road	Type	Figure
	R-II – Minor Residential – Two-Way	2-1

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the Phase 1 Division 7 site from Bullfrog Road will be provided via Suncadia Trail. Suncadia Trail ties into Bullfrog Road southwest of Roslyn.



MINOR RESIDENTIAL ROADWAY

NOT TO SCALE

Figure 2-1

Illumination

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

- a) Use of full-cutoff shielding on outdoor light fixtures;
- b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
- c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
- d) Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004;
- e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
- f) Avoiding unnecessary lighting of building facades

Streetlights will be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles will be considered during project design.

Introduction

The preliminary Stormwater Management Plan for Phase 1 Division 7 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 1, 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) per the RIDGE Settlement Agreement Section 1.9 and
- (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 7 is located east of the Prospector golf course in Phase 1 Division 2 and north of Suncadia Trail. The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Water Company. Construction of Division 7 facilities will be by **TBD**.

Conceptual Drainage Plan

Stormwater drainage for the Phase 1 Division 7 roadways will be collected in catch basins, conveyed via storm drainage pipes and divided into two basins. Runoff from residential driveways will be typically handled on the individual lots by dispersion and infiltration. Integral to this stormwater management concept is the update to the Master Drainage Plan for Phase 1.

Runoff from the northern basin will be collected and conveyed to the northwest corner of the site, tying into the existing stormwater conveyance system in Swiftwater Drive.

Runoff from the southern basin will be collected and conveyed to the entrance to the project and tie into the existing stormwater conveyance system in Suncadia Trail.

The Phase 1 Division 7 project area soils are generally classified as Qgm – Bullfrog Moraine (glacial moraine deposits), till, group C. For additional information regarding the existing geology and soils information, see the Geotechnical Report prepared by Icicle Creek Engineers, Inc., dated December 23rd, 2015.

Infiltration and Detention Facilities

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

Water Quality Treatment

Water quality treatment will be provided for runoff from impervious road and roof surfaces requiring stormwater treatment. Treatment will be provided in one of several Department of Ecology recommended treatment facility types. Water quality treatment options proposed for the Suncadia site are wetponds/lakes, stormfilter systems, bio-filtration swales, bio-infiltration and sheet flow dispersion. All water quality facilities will be 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. Water quality facilities are described below.

Bio-Infiltration

Bio-infiltration can be provided as described in the Department of Ecology Stormwater Management Manuals by routing runoff for the water quality storm through a 6-inch bed of filtration medium with specific characteristics for infiltration rate, cation of exchange capacity, and total organics that establish

suitability for water quality treatment. This method of providing water quality treatment can be provided by lining roadside ditches or tops of infiltration facilities with a 6-inch bed of filtration medium that meets or exceeds the soil characteristics as follows:

Infiltration rate: Less than 2.4 inches/hour

Cation Exchange Capacity: At least 5 meq/100 grams of dry soil

Organic Content: At least 1%

Water quality treatment can also be provided by routing runoff through native soils with infiltration rates greater than 2.4 inches per hour as long as the bed thickness is increased to provide an equivalent residence time.

Stormwater Management StormFilter System

Stormwater Management’s StormFilter System is a Best Management Practice (BMP) designed to meet most federal, state, and local requirements for treating stormwater runoff in compliance with the Clean Water Act. The StormFilter, a passive, flow-through, stormwater filtration system, improves the quality of stormwater runoff from the urban environment before it enters receiving waterways by removing non-point source pollutants, including sediment (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Biofiltration Swales

Biofiltration swales are another approved DOE water quality treatment facility. This facility is also designed to treat the water quality storm. The design criterion for a biofiltration swale is residence time in the swale. For a given flow rate, the required residence time is a duration equal to that which would be provided by a 200 feet long swale, flow depth of 4 inches, and maximum velocity of 1.5 feet-per-second, or about two and one-half minutes. For Phase 1 Division 7, the biofiltration swale will be located ahead of infiltration facilities.

Biofiltration swales on the Suncadia project will not be irrigated and, therefore, must be seeded with drought resistant vegetation suitable for the Upper Kittitas County climate. The following seed mixture will be used for the Suncadia biofiltration swales:

Seed Mixture Type	Percentage
Sherman Big Blue Grass	10
Joseph Idaho Fescue	30
Sodar Streambank Bunch Grass	30
Secar Blue Bunch Wheat Grass	30

(source: Wildland, Inc., Richland, WA, October 2000.)

This seed mixture will be hydro seeded at the application rate of 60 pounds seed mixture per acre. Additionally, a tacifier will be used to prep the soil before application of the hydro seed mixture.

Sheet Flow Dispersion

Sheet flow dispersion is an approved Department of Ecology water quality and quantity control method for areas that preserve the existing forest duff.

Overflow Routes

Each stormwater facility will have a controlled overflow structure. The overflow will discharge to an overflow drainage swale or enclosed pipe where it will be conveyed to a downstream facility or controlled dispersion area.

Source of Water Supply

Suncadia Resort Development, LLC, purchased and applied to the Kittitas County Water Conservancy Board (KCWCB) to transfer three Yakima River water rights (the Pautzke rights) for use on the MountainStar Master Planned Resort. The KCWCB approved the transfer of these rights on April 23, 2002. The Department of Ecology (Ecology) modified and affirmed the KCWCB decision on March 28, 2003. See Decisions KCWCB 01-07 / DOE CS4-YRB07CC01724 @1; KCWCB 01-5 / CS4-YRB07CC07124 @2; KCWCB 01-06 / CS4-YRB07CC01724 @3; and Ecology Letter Re: Trendwest Water Right Change Applications dated March 28, 2003.

The transfers as approved by the KCWCB and affirmed by Ecology designate the place of use of Suncadia's Yakima River water rights as the "area served by Suncadia resort Resources, Inc., now known as Suncadia Water Company, LLC, in accordance with a water system comprehensive plan or update approved by the Washington Department of Health" for domestic, irrigation and recreational use purposes. Combined, these transferred water rights allow the diversion of 9.5 cubic feet per second (cfs), 1,784.45 acre-feet per year during the April 1 through October 15 irrigation season and 4.09 cfs, 687.45 acre-feet per year from October 16 through March 31. Ecology further conditioned the rights to provide that the instantaneous diversion for the resort shall be limited to 8.7 cfs during the month of September and in drought years to 9.1 cfs (drought years are defined as when USBR pro-rates water to its Yakima Project contract customers). The authorized points of diversion are the City of Cle Elum's Yakima River Diversion (as primary source of supply), and Cle Elum's Cle Elum River Diversion (as secondary source of supply).

In addition, Suncadia, LLC has applied to the Department of Ecology to change the place of use, purpose of use and point of diversion of three irrigation purpose water rights (Lamb and Anderson rights) historically diverted from the mainstem Yakima River near the City of Ellensburg to allow for use of the water on the Suncadia Resort for municipal supply purposes and streamflow augmentation. Suncadia completed the purchase of the Anderson water rights in January, 2004, and has a contract to purchase the Lamb water rights contingent upon their transfer to the MPR. While the applications to change the water rights are pending, Suncadia has filed a motion with the Yakima Superior Court to authorize a change in purpose of use to instream flows and conveyance of the water rights to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort. The Yakima Superior Court enter an Order *Pendente Lite* approving the transfer of the Lamb and Anderson water rights to the State Trust Water Program for the pendency of the upper Yakima Basin adjudication on January 13, 2005, pending approval of a permanent change for use on the resort. Until transferred, the Order *Pendente Lite* allows use of these rights to mitigate an

additional 353.8 acre-feet per year of consumptive use during the April 1 through October 15 irrigation season.

In addition to the transfer of water rights and Order *Pendente Lite* from the mainstem Yakima River, Suncadia applied to Ecology to transfer eleven water rights in four Yakima River tributaries. These tributary water rights are to be transferred to instream flows in mitigation of impacts from the transfer and use of the Yakima River water rights. Ecology approved the transfer of water rights from two of the four tributaries, Big Creek and the Teanaway River, on May 10, 2002. Transfers of the two remaining tributaries, Swauk and First Creeks, were approved by Ecology on January 7, 2004. Ecology's transfer authorizations for Swauk and First Creek rights were appealed to the Yakima Superior Court. The appeal remains pending as of the date of this Plan. Suncadia, LLC has filed a motion with the Yakima Superior Court to authorize conveyance of all of its water rights from the four tributaries to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort for the 2005 and subsequent irrigation seasons which was approved by the Yakima Superior Court during its regularly scheduled Oversight Hearing on February 10, 2005. There are limitations imposed by Ecology on the consumptive use portion of the Pautzke water rights until the tributary rights are transferred to the State Trust Water Program. The tributary water rights and Suncadia's general mitigation strategy is discussed in more detail in Chapter 4 of the June 2001 WSP.

Phase 1 Division 7 System Description

The preliminary transmission and distribution system for Phase 1 Division 7 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 7 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR. The first reservoir was constructed in the summer of 2003 and the second will be constructed in the near future.

The project site will require a looped 8-inch diameter main that will connect to the water main in Suncadia Trail. All homes are to be fire sprinklered on site. Hydrants will be placed at a maximum of 500 feet spacing. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure.

See the approved Phase 1 Division 3 and 4 Site Development Plan Engineering Summary for more detailed description of the water supply system for the Suncadia Mater Planned Resort.

General Description

The proposed project consists of approximately 24 detached resort residential vacation homes. The collected raw wastewater from developed portions of Phase 1 Division 7 will be conveyed by means of on-site gravity sewers to the existing sanitary sewer system in Suncadia Trail and further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

An updated Solid Waste Management Plan has been submitted to the County and is currently being reviewed.

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
 May 27th, 2016

JUN 17 2016

KITTITAS COUNTY
 RECORDS

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 7

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)	4.4	285.4	285.4	522.2	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	0.0	97.0	97.0	-97.0	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	0.7	103.9	104.6	62.4	167.0
Total Developed Area	5.1	526.6	531.7	549.3	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	3.0	381.6	384.6	175.4	560.0
Future Development Tracts	0.0	737.5	737.5	-737.5	0.0
Access Tracts	0.2	3.1	3.3	6.7	10.0
Vegetated ROW Area	0.0	87.6	87.6	46.4	134.0
Community/Recreation	0.0	183.0	183.0	239.0	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River Corridor	0.0	276.0	276.0	797.0	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	281.9	281.9	357.1	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	1.7	2824.2	2825.9	2413.1	5239.0
Total Plat Area	8.3	3350.7	3359.0	2961.0	6320.0
Open Space Percentage	20.5%	84.3%	84.1%	81.5%	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 – Division 1-5
- Phase 1 – Division 3
- Phase 3 - Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 - Divisions 6-9
- Phase 2 - Division 2
- Phase 3 - Divisions 1-5 Adjustments for Phase 3 Division 11
- Phase 3 - Division 11
- Phase 1 - Division 8 SDP Land Use

*Also includes – Phase 1 - Division 5

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June 9, 2016

Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

JUN 17 2016
KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

RE: Suncadia Phase 1 Division 7 – Miners Camp
Lot C, Auditors File No. 200508110028, recorded August 11, 2005.
Water and Sewer Utility Infrastructure
Parcel #20-15-19000-0021; Owner: Miners Camp, LLC.

The above referenced project is being submitted to Kittitas County for preliminary plat approval. The purpose of this letter is to address water and sewer availability to service the proposed 24-lot development

Water service to the development parcel is provided by the Suncadia Water Company. Existing water mains fronting the parcel include a 12-inch main on Suncadia Trail, a 12-inch main on Swiftwater Drive, and a 8-inch water main on Maple Leaf Loop. The developer, Miners Camp LLC., is proposing to construct an 8-inch water main through a portion of the parcel to service 21 of the lots. Three of the lots will be serviced off of the water main in Maple Leaf Loop. After the water main and service stubs to the individual lots are constructed and conveyed per Suncadia Water Company standards, the Suncadia Water Company will provide service to the 24 individual lots.

Sewer service to the development parcel is provided by the Suncadia Environmental Company sewer system. Existing sewer mains include an 8-inch main in Suncadia Trail and an 8-inch main in Swiftwater Drive. An existing 8-inch sewer main in Maple Leaf Loop does not front the parcel and will have to be extended to provide service to three of the lots. The developer is proposing to install an extension of the sewer main on Suncadia Trail to service 21 of the lots, in addition to the extension on Maple Leaf Loop. After the sewer mains and service stubs to the individual lots are constructed and conveyed per Suncadia Water Company standards, the Suncadia Environmental Company will provide service to the 24 individual lots.

Please contact me if you have any questions.

Sincerely,

Cape Powers
Director of Utilities

Cultural Resources Report

Suncadia MPR Phase I, Division 7 – Kittitas County Site Development Plan June 2016

JUN 17 2016

- a. Section 3.10 and Appendix H of the MountainStar Master Planned Resort (MPR) Draft EIS and Section 3.10 of the Final EIS document recorded cultural resources on the MPR site and in the surrounding area (Huckell/Weinman 1999).
- b. Section 4.10 and Appendix H of the MountainStar MPR Draft EIS discuss potential impacts and mitigation measures for the discovery and conservation of cultural resources. In Appendix H, Griffin and Churchill (1998) summarize 101 documented cultural resources on the MPR site. Most of documented 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 isolated lithic artifacts or lithic scatters (flakes and fragments from stone tool-making activity). The Department of Archaeology and Historic Preservation (DAHP) consider thirty-one of the 101 cultural resources across the MPR to be significant archaeological sites, and eligible for the National Register of Historic Places.
- c. Cultural resources are not documented in the Division 7 development area to date. Although none of the known cultural resources on the MPR are located within the Division 7 development area, cultural resources could be unearthed and disturbed during excavation activities. In the event that cultural resources are identified during construction activities, work should cease and the immediate area should be secured. Both DAHP and the Central Washington University (CWU) Anthropology Department should immediately be contacted.

References

Griffin, D. and T. E. Churchill

- 1998 A Land-Use History of the Proposed MountainStar Resort: The Results of a Cultural Resource Survey along the Lower Cle Elum River, Kittitas County, Washington, Vol. 1 and 2. Report prepared for Trendwest Resorts, Inc., Redmond, Washington. Archaeological Frontiers Report No. 10, Eugene, Oregon.

Huckell/Weinman Associates, Inc.

- 1999 MountainStar Master Planned Resort Draft Environmental Impact Statement, Vol. I. Prepared for Kittitas County and Trendwest Resorts, Inc., Redmond, Washington.

500' RADIUS OWNERS OF PARCEL 20537

PARCEL #	OWNERS NAME	MAILING ADDRESS			
11862	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
11864	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
19755	CLARK, DARREN & TRACI	20919 29TH AVE SE	BOTHELL	WA	98021-7858
19756	SINGH, BASANT & SHEILA K	177 107TH AVE NE APT 2202	BELLEVUE	WA	98004-5942
19757	MAR, GIL F & HELEN ELISABETH	2835 62ND AVE SE	MERCER ISLAND	WA	98040-2430
19761	SHARP, DAVID	PO BOX 579	MERCER ISLAND	WA	98040-0579
19762	PARR, RODGER G & PRISCILLA E	251 MAPLE LEAF LOOP	CLE ELUM	WA	98922-3115
19763	WILEY, JOHN-MICHAEL & JUNE	31 SANCTUARY CT	CLE ELUM	WA	98922-3177
19764	HEINEMANN, ERIC & JANET	15823 112TH AVE NE	BOTHELL	WA	98011-1530
19765	WRIGLEY PROPERTIES LLC	2428 E LOUISA ST	SEATTLE	WA	98112
19775	SYRDAL, DANIEL D	6650 E MERCER WAY	MERCER ISLAND	WA	98040
19776	SANFORD, BYRNE C & SUSAN L	2214 247TH CT NE	SAMMAMISH	WA	98074-3342
19777	DENNING, JOHN M & KIMBERLY A	14915 273RD PL NE	DUVALL	WA	98019-6323
19778	DRAPER, GLENN S & WATSON, KIMBERLY A	1914 EDMONT PL W	SEATTLE	WA	98199-3915
19779	DRAPER, GLENN S & WATSON, KIMBERLY A	1914 EDMONT PL W	SEATTLE	WA	98199-3915
19780	PETERSEN, DIRK TRUSTEE	11427 NE 86TH ST	KIRKLAND	WA	98033
19781	BENNETT, JOHN & SHELLEY	910 IRON MOUNTAIN RD	CLE ELUM	WA	98922-8491
19820	PEFFER, MARK D & MARIN K & WILLIAMS, RAYMOND C & JUDY C	225 4TH AVE APT A204	KIRKLAND	WA	98033-6192
19823	HOOD, JEFFREY A	15 129TH AVE SE	BELLEVUE	WA	98005
19824	JORGENSEN, JOHN G & LOUISE TRUSTEES - JORGENSEN, JOHN G & LOUISE LIVING TR	1525 NW 57TH ST #518	SEATTLE	WA	98107
19825	WILSEY, GARY & JACQUELINE S	17107 SE 100TH ST	RENTON	WA	98059
19826	MCBOYLE, GARY & BARBARA	5302 NE 72ND AVE APT E47	VANCOUVER	WA	98661-3523
19828	TALCOTT, RONALD T & GEORGANNE GIGI TRUSTEES	1320 S SUNSET DR	TACOMA	WA	98465-1233
19959	LEE, TODD R & SUSAN G	876 3RD AVE NE	ISSAQUAH	WA	98029-5404
20068	SUNCADIA COMMUNITY COUNCIL	PO BOX 944	ROSLYN	WA	98922-0944
20070	SUNCADIA COMMUNITY COUNCIL	PO BOX 944	ROSLYN	WA	98922-0944
20071	SUNCADIA COMMUNITY COUNCIL	PO BOX 944	ROSLYN	WA	98922-0944
20083	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
20084	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
20537	MINERS CAMP LLC	28249 108TH AVE SE	AUBURN	WA	98092-4063

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500' RADIUS OWNERS OF PARCEL 20537

PARCEL #	OWNERS NAME	MAILING ADDRESS			
21917	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
21930	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
951190	FIRTH LIVING TRUST	6747 266TH CT SE	ISSAQUAH	WA	98029-3692
951191	FLEWELLING, JENNIFER A ET VIR	5332 S 283RD COURT	AUBURN	WA	98001
951192	MOUNTAIN HIGH PROPERTIES LLC	2120 W MCMANAMON RD	OTHELLO	WA	99344-9027
951193	MOUNTAIN HIGH PROPERTIES LLC	2120 W MCMANAMON RD	OTHELLO	WA	99344-9027
951194	MOUNTAIN HIGH PROPERTIES LLC	2120 W MCMANAMON RD	OTHELLO	WA	99344-9027
951195	MOUNTAIN HIGH PROPERTIES LLC	2120 W MCMANAMON RD	OTHELLO	WA	99344-9027
951196	JANTZ, GREGORY & LAFON	PO BOX 700	EDMONDS	WA	98020-0700
951208	HETTICH, MIKE & CHRISTI	1419 E LAKE SAMMAMISH SHORE LN SE	SAMMAMISH	WA	98075-7430
951209	CHEBLI, JOSEPH E & CAROLINE M	7730 SILVER BELL DR	SARASOTA	FL	34241-6412
951210	ST LAURENT, JOSEPH P & MARDI J	316 NE EAGLE WAY	ISSAQUAH	WA	98029-5411
951211	PRESS, LOWELL & NATASHIA	2823 122ND PL NE	BELLEVUE	WA	98005-1519
951212	HUARD, BROCK & MOLLY	5840 245TH PL NE	REDMOND	WA	98053-2556
951213	HUARD, BROCK & MOLLY	5840 245TH PL NE	REDMOND	WA	98053-2556
951232	FREED LLC	12900 NE 180TH ST STE 220	BOTHELL	WA	98011-5773
951233	SEGRESS, JON & MARGIE	101 SWEETSHOP LN	CLE ELUM	WA	98922-8695
951234	COOGAN, ERICA L & RYAN S	111 SWEET SHOP LN	CLE ELUM	WA	98922-8695
951235	LEE, JASON & CARRIE	141 SWEETSHOP LN	CLE ELUM	WA	98922-8695
951236	ENEBO, ALLEN & MICHELLE	1530 25TH AVE NE	ISSAQUAH	WA	98029-2623
951237	BELLISS HOMES LLC	PO BOX 894	MAPLE VALLEY	WA	98038-0894
951238	CARINO, FREDERICH & MARIA	21042 SE 5TH ST	SAMMAMISH	WA	98074
951239	FREED LLC	12900 NE 180TH ST STE 220	BOTHELL	WA	98011-5773
951240	NICHOLSON DISCLAIMER TRUST	19685 SW HUNTER LN	BEAVERTON	OR	97007-4179
951241	BEAUDRY, TY W & MANDI K	9000 WHATCOM AVE	YAKIMA	WA	98903-9288
951242	MCCANN, JERALD	14712 27TH AVE NW	MARYSVILLE	WA	98271-8180
951243	FREED LLC	12900 NE 180TH ST STE 220	BOTHELL	WA	98011-5773
951244	PATRIKIOS, JASON P & MARTIN, CASSANDRA A	4015 MIDVALE AVE N	SEATTLE	WA	98103-7913
951245	RAWSON, RICHARD M & KIMBERLY E	2621 NE PARK DR	ISSAQUAH	WA	98029-2625
951246	FAY, JASON & LINDSEY	313 SWEET SHOP LN	CLE ELUM	WA	98922

JUN 17 2016

951190-951246

500' RADIUS OWNERS OF PARCEL 20537

PARCEL #	OWNERS NAME	MAILING ADDRESS			
951247	SCHMIDT, PAUL & SARA	9220 POINT DR NE	YARROW POINT	WA	98004
951248	ROSENBERG, DOUGLAS J & ABBY R	6005 39TH AVE NE	SEATTLE	WA	98115-7413
951249	MOSS, LYLE E ETUX	14525 SE 51ST ST	BELLEVUE	WA	98006
951250	MONWAI, MARK ETUX	19917 NE 155TH ST	WOODINVILLE	WA	98077
951251	SANNER, SCOTT & NIKCOLE TRUSTEES	16027 SE 125TH ST	RENTON	WA	98059
951252	KIMMEL, JAMES P & AIMEE L	4414 49TH AVE S	SEATTLE	WA	98118-1422
951253	MARSTON, ROBERT C III	5287 OLYMPIC DR NW UNIT E	GIG HARBOR	WA	98335-2303
951254	HUBBARD, DUSTIN & CATHERINE	25808 NE 1ST PL	SAMMAMISH	WA	98074-3480
951255	BAKKEN, MARK & STACEY	124 POINT FOSDICK DR NW	GIG HARBOR	WA	98335-7835
951256	WILLE, ADAM & SARAH	2804 NW 56TH ST	SEATTLE	WA	98107-4201
951257	STOLLE, SUSAN C W & STOLLE, STEVEN A	301 RAYE ST	SEATTLE	WA	98109
951258	MILNE, JOHN S ETUX	530 WILDERNESS PEAK DR NW	ISSAQUAH	WA	98027-5621
951259	DAVIES, CHRISTOPHER & JOAN M TRUSTEES	801 E 1ST ST STE B #192	CLE ELUM	WA	98922-1246
951260	BURG, PAUL & LINDA	10132 NE 59TH ST	KIRKLAND	WA	98033-7319
951261	KIMMEL, JAMES & AIMEE	6414 49TH AVE S	SEATTLE	WA	98115
951262	HENDRICKSON, JEFFERY A ETUX	2302 122ND ST NW	GIG HARBOR	WA	98332-9426
951263	RUSSELL, ROBIN C	7549 SE 29TH ST UNIT 403	MERCER ISLAND	WA	98040-6307
951264	REIMER, THOMAS E & JEAN A	17928 TALBOT RD	EDMONDS	WA	98026
951265	REIMER, CRAIG T & ANGIE	18607 OLYMPIC VIEW DR	EDMONDS	WA	98020-2350
951266	CAKE BOX LLC	28249 108TH AVE SE	AUBURN	WA	98092-4063
951267	CAKE BOX LLC	28249 108TH AVE SE	AUBURN	WA	98092-4063
951268	CRAIG REIMER CUSTOM HOMES LLC	18607 OLYMPIC VIEW DR	EDMONDS	WA	98020-2350
951269	MORGAN, DON & DEBORAH	81 CAKE BOX LN	CLE ELUM	WA	98922
951270	LINDBLAD, WARREN E & ADRIENNE S	26321 97TH AVE S	KENT	WA	98030-6710
951271	THORP, JAMES & MARYANN	4023 WILLIAMS AVE N	RENTON	WA	98056-2118
951272	THREE T INVESTMENTS LLC % TRUHLER, TERRENCE	407 BRIDLE WAY	YAKIMA	WA	98901-9785
951273	EMMERICH, MICHAEL J & WILLIAMS, REBECCA L	6207 31ST AVE NE	SEATTLE	WA	98115-7211
951274	BELL, JEFFREY D & CYNTHIA A	5003 MAIN ST W # 103	TACOMA	WA	98407-3181
951275	ESPITIA, MICHAEL & LEILANI	23908 SE 243RD ST	MAPLE VALLEY	WA	98038-5224
951276	MUENCH, YVONNE J & STEPHEN T	7710 6TH AVE NW	SEATTLE	WA	98117-4038

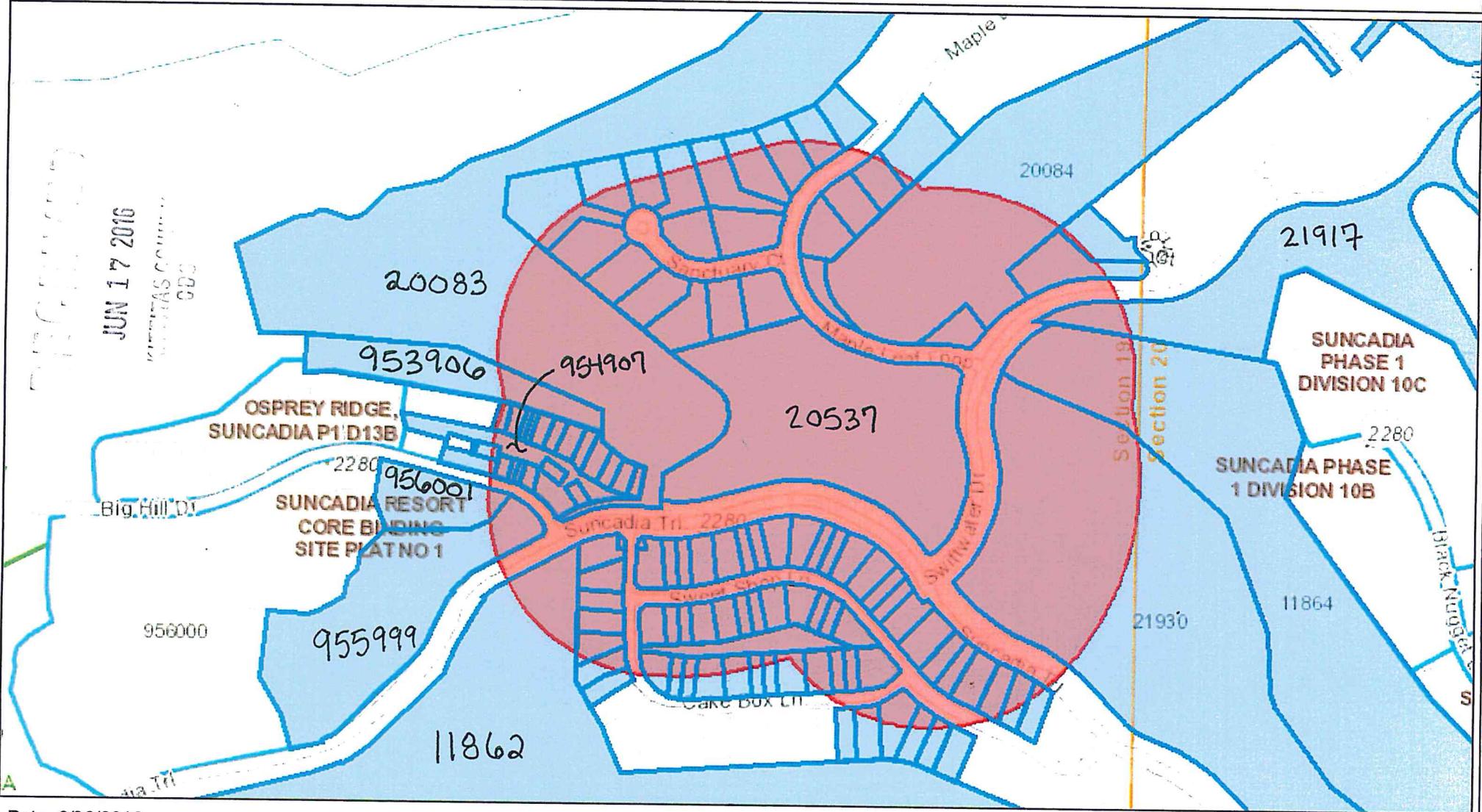
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500' RADIUS OWNERS OF PARCEL 20537

PARCEL #	OWNERS NAME	MAILING ADDRESS			
951277	SEBASTIAN, MICHELLE L	221 CAKE BOX LN	CLE ELUM	WA	98922
951278	PUPO, FRANK D JR & ELAINE S	2511 5TH ST NW	GIG HARBOR	WA	98335-7750
951279	SUNCADIA RESIDENTIAL OWNERS ASSOC.	PO BOX 944	ROSLYN	WA	98941-0944
951281	SUNCADIA RESIDENTIAL OWNERS ASSOC.	PO BOX 944	ROSLYN	WA	98941-0944
951283	SUNCADIA RESIDENTIAL OWNERS ASSOC.	PO BOX 944	ROSLYN	WA	98941-0944
953906	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
954876	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954877	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954878	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954879	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954880	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954881	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954882	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954883	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954884	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954885	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954886	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954887	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954900	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954901	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954902	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954903	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954904	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954905	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954906	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
954907	BENNETT-SFS LLC	11100 MAIN ST STE 100	BELLEVUE	WA	98004-6486
955999	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717
956001	NEW SUNCADIA LLC C/O GARY KITTLESON	4244 BULLFROG RD STE 1	CLE ELUM	WA	98922-8717

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Kittitas County COMPAS Map

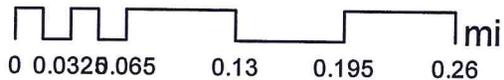


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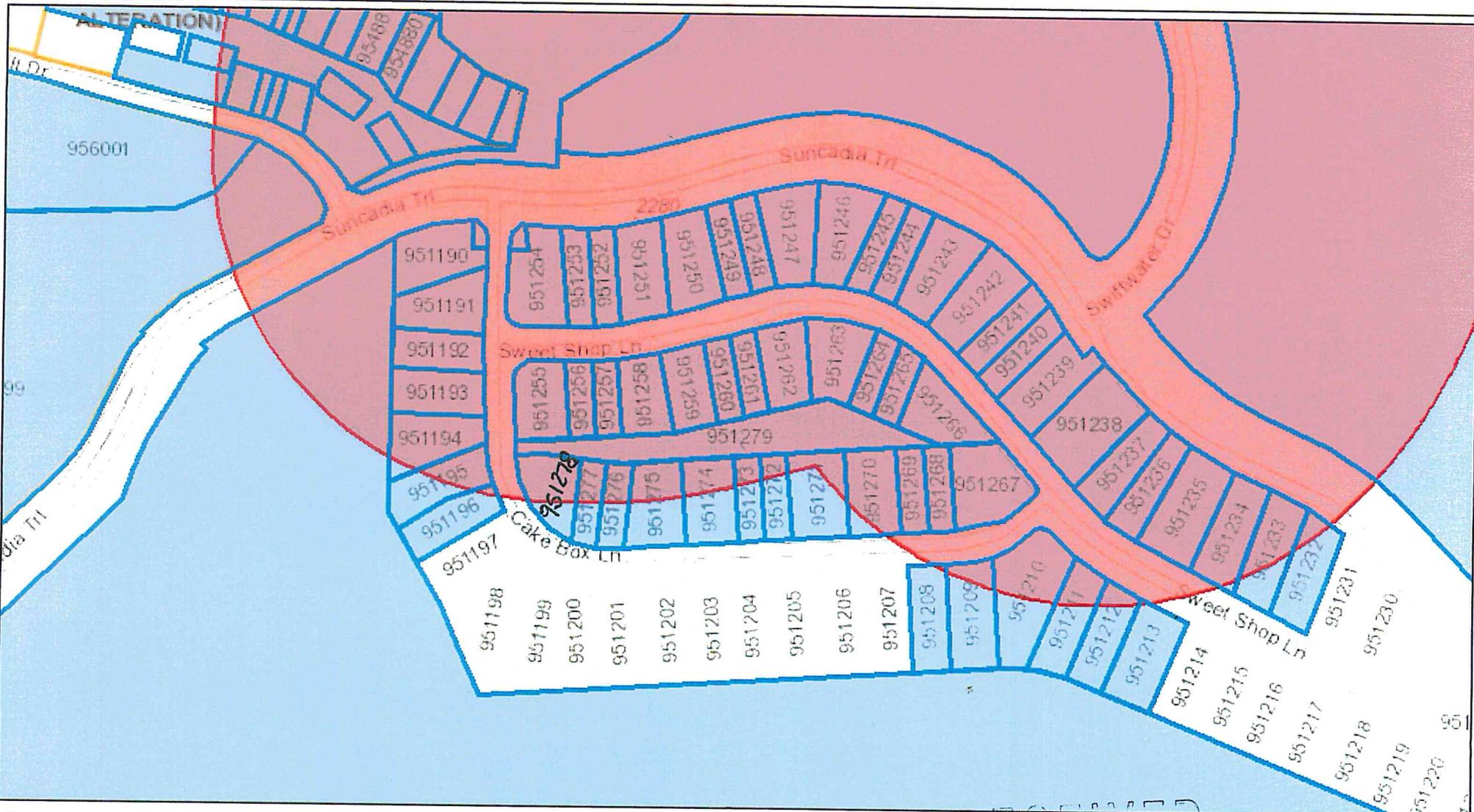
1 inch = 596 feet
Relative Scale 1:7,149

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Kittitas County COMPAS Map



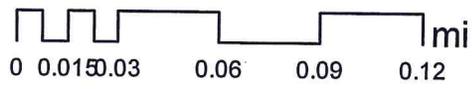
Date: 3/29/2016

1 inch = 298 feet
Relative Scale 1:3,575

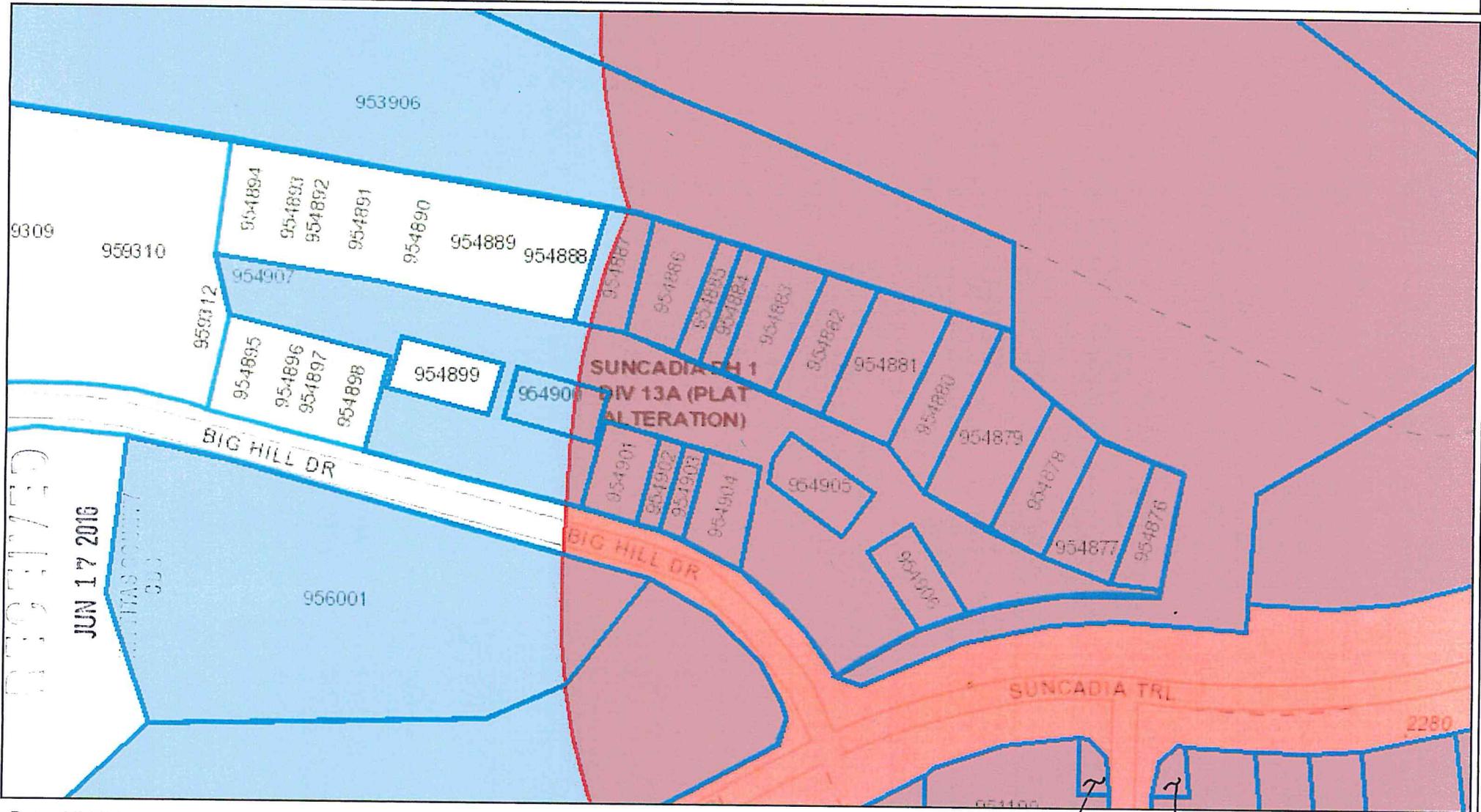
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Kittitas County COMPAS Map

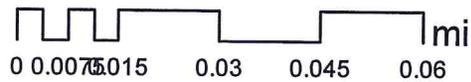


Date: 3/29/2016

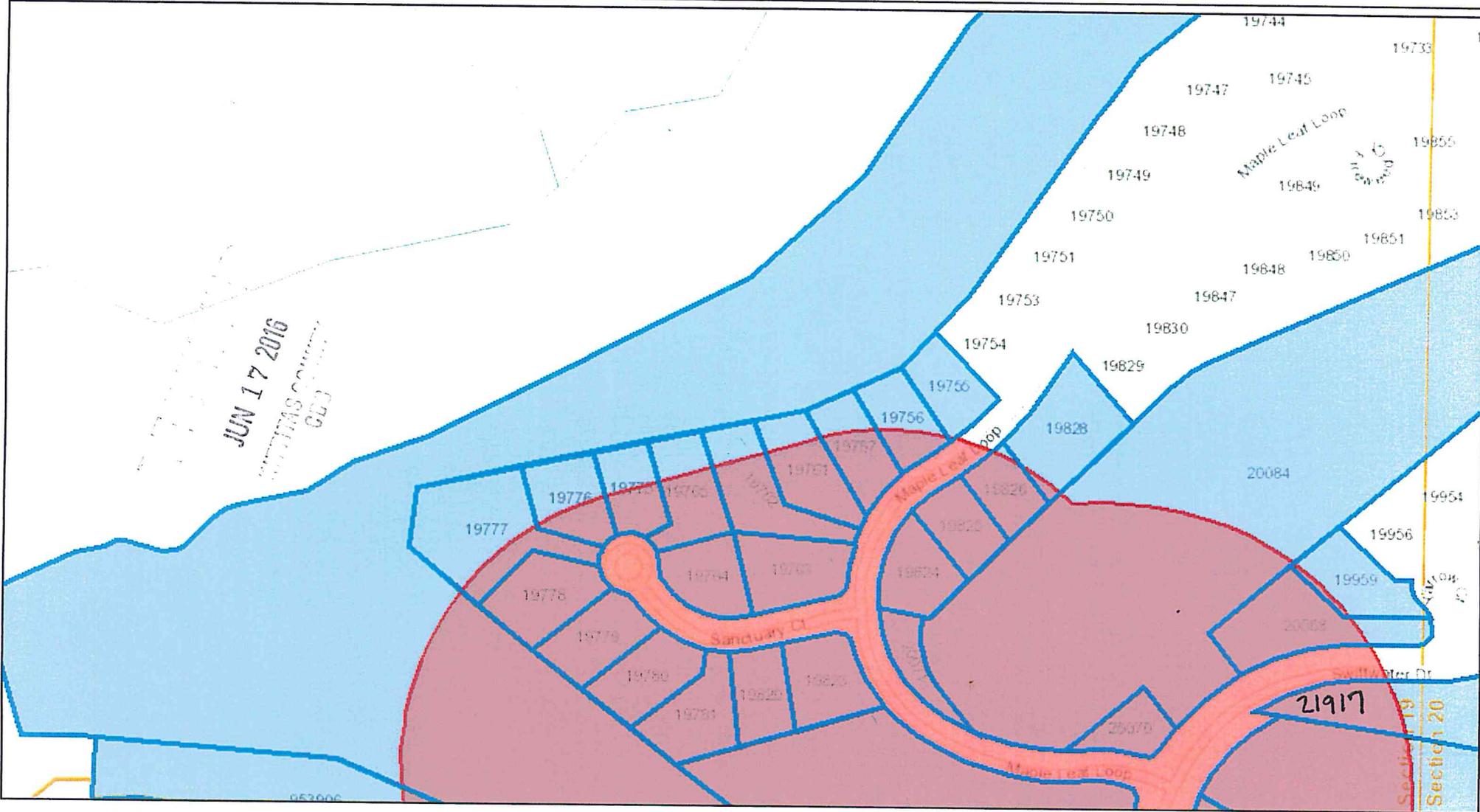
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1 inch = 149 feet
 Relative Scale 1:1,787

951283
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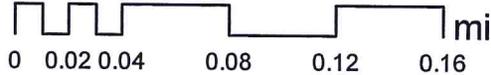
Kittitas County COMPAS Map



Date: 3/29/2016

1 inch = 376 feet
Relative Scale 1:4,514

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Robert "Doc" Hansen
Director of Community Development Services
Kittitas County
411 N. Ruby Street Suite 2
Ellensburg, Washington 98926
Email: [cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

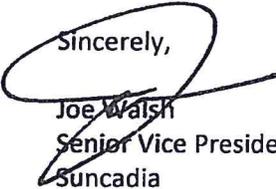
JUN 17 2016
KITTITAS COUNTY
26

March 29th, 2016

Dear Doc,

Please find the enclosed Transfer Notice to Kittitas County for Suncadia Phase 1 Division 7, as per our discussion last week. Should you have questions or require any additional information, please do not hesitate to contact me at (509) 649-3914, or via email joewalsh@suncadia.com.

Sincerely,


Joe Walsh
Senior Vice President Development
Suncadia

Cc:

Kittitas County Board of Commissioners
Kittitas County Courthouse
205 West 5th, Room 110
Ellensburg, Washington 98926
Email: bocc@co.kittitas.wa.us

Prosecuting Attorney
Kittitas County Courthouse
205 West 5th, Room 213
Ellensburg, Washington 98926
Email: prosecutor@co.kittitas.wa.us

Roger Beck
Managing Director, Suncadia

Steve Lathrop
Lathrop, Winbauer, Harrel, Slothower & Denison LLP

Steve Rovig
Hillis, Clark, Martin & Peterson, P.S.

Bill and Nancy Smith
Miner's Camp, LLC

Pat Simpson
Director of Community Associations, Suncadia

JUN 17 2016
KITTITAS COUNTY

TRANSFER NOTICE TO KITTITAS COUNTY

SUNCADIA PHASE 1, DIVISION 7

On December 31, 2015, New Suncadia sold to William R. Smith and Nancy A. Smith (collectively the "Smiths") approximately 8.3 acres within the Suncadia Master Planned Resort proposed to be developed as Phase 1, Division 7. This presents the next occasion where a third party developer undertakes the development application approval process for a tract within Suncadia. Smiths have transferred their interest in the parcel to a wholly owned entity to undertake the actual development, Miner's Camp a Washington, LLC.

Section 9 of the Development Agreement with the County allows for transfers of interests under circumstances that either do, or do not, require County consent. It is believed by Suncadia and Smiths that the present transaction does not require formal County consent under Section 9.3(a) (iii) or (iv) because Suncadia is retaining all responsibilities and obligations under the MPR Approvals, except for the Parcel Obligations which will be the responsibility of Smiths. Smiths have further agreed with Suncadia to not violate the MPR Approvals,

The County may elect to make compliance with the Parcel Obligations and all collateral practices and plans including, but not limited to, the Land Stewardship Plan, Solid Waste Management Plan, Master Drainage Plan, Noxious Weed Plan, temporary erosion and sedimentation control plans, hazardous material and spill prevention plans, development management plans, construction traffic management plan and no violation of the MPR Approvals, conditions of the approval process.

All County staffing agreements and outside consulting contracts with Suncadia, as the same may presently exist, will continue to apply with Suncadia and Smiths separately settling Suncadia's expenditures for these services. The Smiths intend to present a Site Development Plan and Long Plat Application to the County in the near future to develop this tract into approximately twenty-four (24) single family residential units and associated open space and amenities. All plat requirements that may not be completed at final plat approval will be subject to the normal County bonding requirements.

In lieu of dedication, the final plat will grant all roads and rights-of-way to Suncadia, or a Suncadia entity, consistent with prior plats, and all open space tracts, except for private open space on lots, will be conveyed to Suncadia. The open space dedications and covenants, conditions and restrictions that have been applied to the other plats within Phase 1 will be placed against Phase 1, Division 7 which will not have a separate owners' association.

Suncadia will provide domestic water and sewer service to Phase 1, Division 7 through its captive utility companies in the same manner as to all other lots in Phase 1. The plat notes will recite, and Suncadia and the utility companies will retain or receive, easements or other appropriate rights along lot lines and roads for utilities. Offsite easements for access and storm drainage will also be created, as appropriate.

At the end of the platting process, Smiths will be constructing residences and/or selling developed lots. Upon the sale of all lots, Smiths will retain no further interest in or obligations for this Division or to Suncadia.

A handwritten signature in black ink, consisting of a stylized capital letter 'R' followed by a horizontal line extending to the right.

JUN 17 2016

MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213412:

LOT C, OF THAT CERTAIN SURVEY RECORDED AUGUST 11, 2005, UNDER AUDITOR'S FILE NO. 200508110028 AND FILED IN BOOK 31 OF SURVEYS, PAGES 158-161, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

BASIS OF HORIZONTAL & VERTICAL DATUM:

HORIZONTAL:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91 THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387.

VERTICAL:

NGVD 29

OWNER-DEVELOPER:

MINERS CAMP LLC
 28249 108TH AVENUE SE
 AUBURN, WA 98092
 PHONE: 253-334-2407

TAX MAP NO.:

20-15-19000-0021

GENERAL NOTES:

VACATION HOMESITES RANGING IN SIZE FROM 0.14 ACRES TO 0.37 ACRES

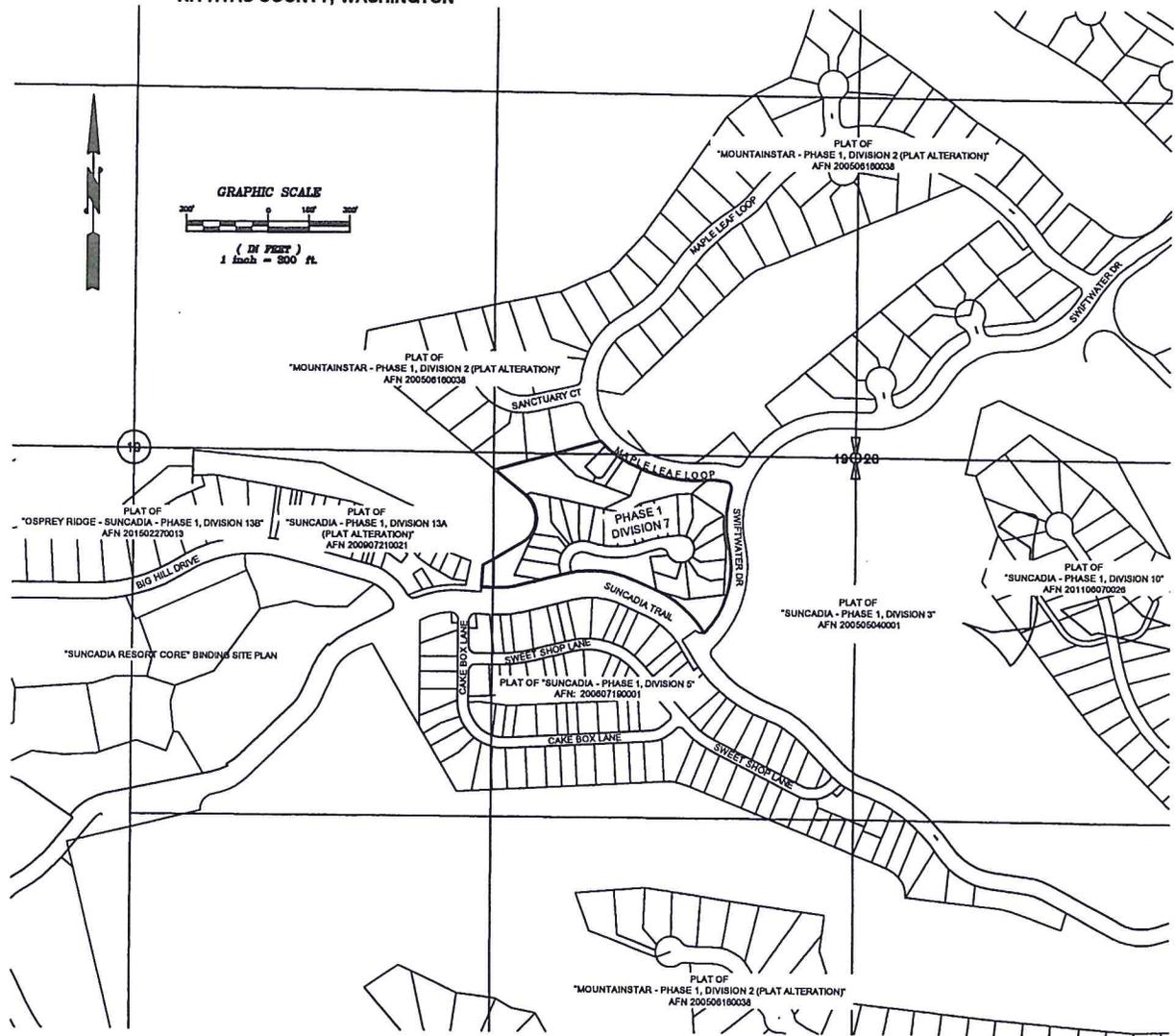
TOTAL AREA: 8.28 ACRES
 TOTAL LOT AREA: 4.37 ACRES
 TOTAL NUMBER OF LOTS: 24
 TOTAL NUMBER OF TRACTS: 7

THIS PLAT WHICH WILL BE COLLECTIVELY REFERRED TO AS PHASE 1, DIVISION 7, WILL BE FURTHER SUBDIVIDED BY SUBSEQUENT PHASED PLATS.

ROAD & UTILITY CONSTRUCTION TO BE COMPLETED DURING THE FIRST PHASE OF THIS PROPOSED PLAT.

WATER & SEWER NOTES:

SEE PRELIMINARY SITE & UTILITY ENGINEERING INFORMATION



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

 SURVEYOR'S NAME

 County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____
 IN ____ 20__ _____ DATE
 CERTIFICATE NO. _____

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Clc Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

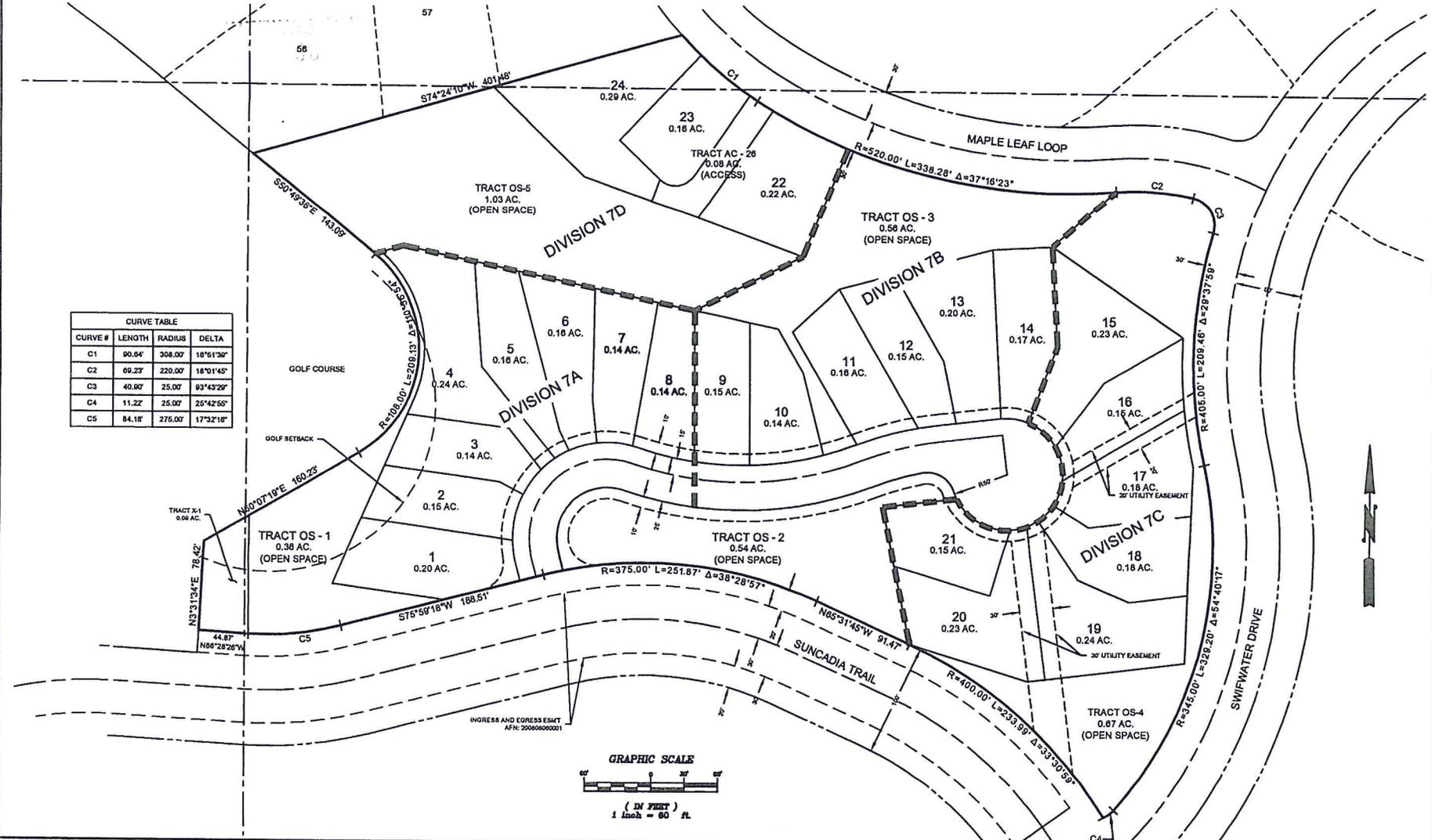
PRELIMINARY PLAT
 PREPARED FOR
 MINERS CAMP, LLC
 A PORTION OF SECTION 19,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	5/2016	16010
CHKD BY	SCALE	SHEET
MKK	1" = 300'	1 of 3

MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

JUN 17 2016

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	90.84'	308.00'	10°51'30"
C2	69.27'	220.00'	18°01'45"
C3	40.90'	25.00'	93°43'20"
C4	11.22'	25.00'	25°42'55"
C5	84.18'	275.00'	17°32'18"



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 SURVEYOR'S NAME _____
 County Auditor _____ Deputy County Auditor _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
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 RECORDING ACT AT THE REQUEST OF _____
 IN _____ 20____ DATE _____
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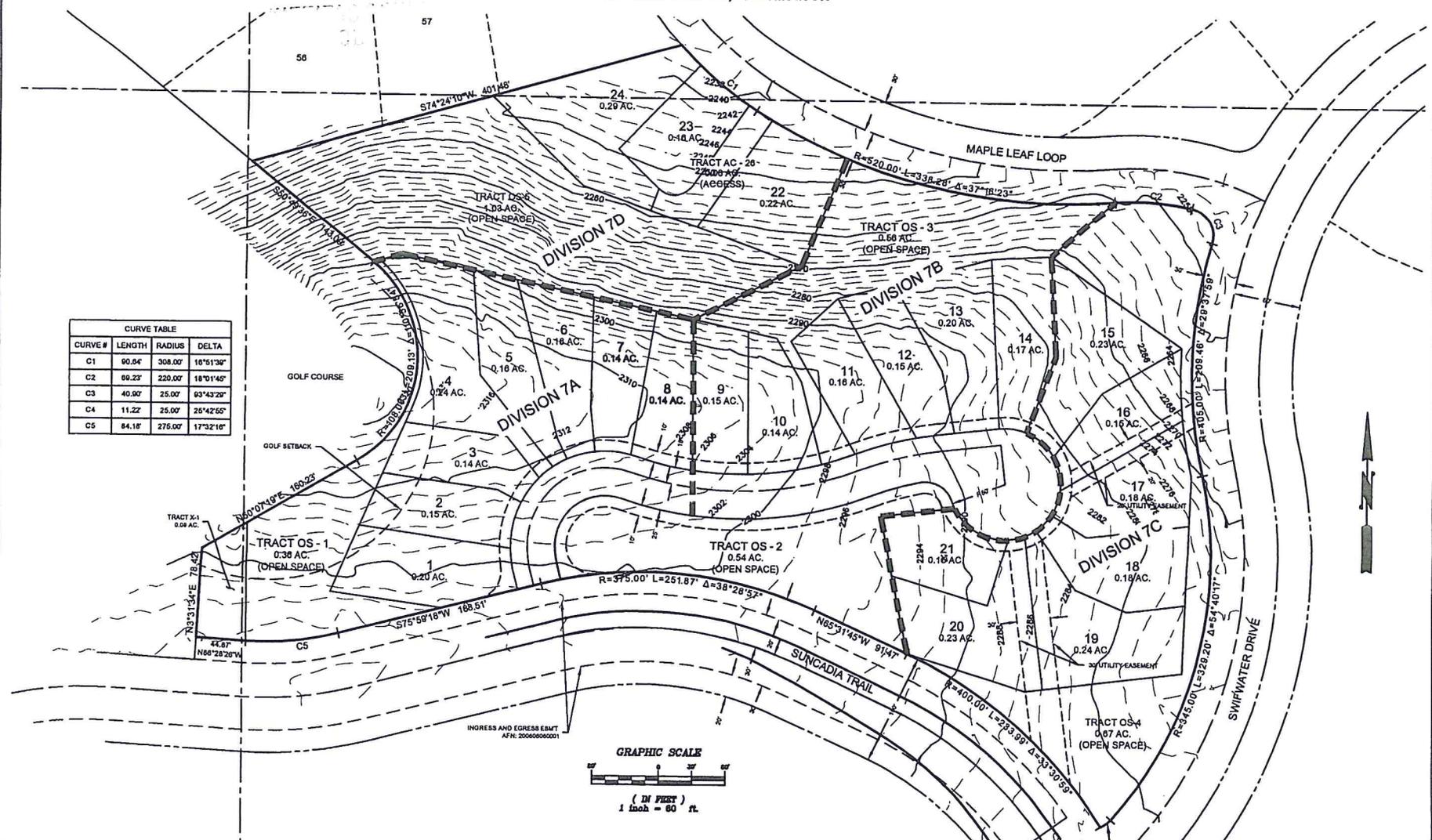
PRELIMINARY PLAT
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 MINERS CAMP, LLC
 A PORTION OF SECTION 19,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

DWN BY DLP	DATE 5/2016	JOB NO. 16010
CHKD BY MKK	SCALE 1" = 60'	SHEET 2 OF 3

JUN 17 2016

MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	90.84'	306.00'	16°51'38"
C2	60.23'	220.00'	18°01'45"
C3	40.00'	25.00'	93°43'29"
C4	11.22'	25.00'	25°42'65"
C5	84.18'	276.00'	17°32'18"



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
 SURVEYOR'S NAME _____
 County Auditor _____ Deputy County Auditor _____

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 RECORDING ACT AT THE REQUEST OF _____
 IN ____ 20__ _____ DATE _____
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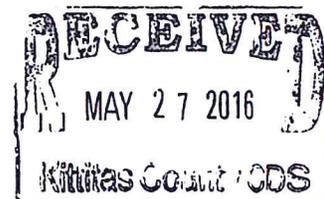
DWN BY	DATE	JOB NO.
DLP	5/2016	16010
CHKD BY	SCALE	SHEET
MKK	1" = 60'	3 OF 3

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
May 27th, 2016

PRELIMINARY

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 7

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)
	Acres	Acres	Acres	Acres	Acres
Developed Areas					
Single Family Lots (1)	4.4	285.4	285.4	522.2	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	0.0	97.0	97.0	-97.0	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	0.7	103.9	104.6	62.4	167.0
Total Developed Area	5.1	526.6	531.7	549.3	1081.0
Open Space Areas					
Private Open Space (5)	3.0	381.6	384.6	175.4	560.0
Future Development Tracts	0.0	737.5	737.5	-737.5	0.0
Access Tracts	0.2	3.1	3.3	6.7	10.0
Vegetated ROW Area	0.0	87.6	87.6	46.4	134.0
Community/Recreation	0.0	183.0	183.0	239.0	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River Corridor	0.0	276.0	276.0	797.0	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	281.9	281.9	357.1	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	1.7	2824.2	2825.9	2413.1	5239.0
Total Plat Area	8.3	3350.7	3359.0	2961.0	6320.0
Open Space Percentage	20.5%	84.3%	84.1%	81.5%	82.9%



PRELIMINARY

Preliminary Site and Utility Engineering Summary

**Phase 1 Division 7
Site Development Plan**

**Suncadia
Master Planned Resort**

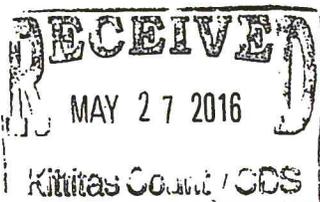
**Miners Camp, LLC
Auburn, Washington**

April 22, 2016

Prepared by

**Encompass Engineering & Surveying
407 Swiftwater Boulevard
Cle Elum, WA 98922**

**509.674.7433 tel
509.674.7419 fax
www.encompasses.net**



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 7 plat.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on the 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 of the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. The water demands presented in this report reflect a lower density within the resort than the demands presented in the approved WSP. The WSP was amended in 2004 to reflect these changes. 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 are the classification of Phase 1 Division 7 roads, proposed road sections, roadway illumination and emergency access.

Roadway-Classifications

Phase 1 Division 7 roads shown in the Site Development Plan are classified as follows:

Road	Conceptual Master Plan Classification
	Secondary Traffic Circulation

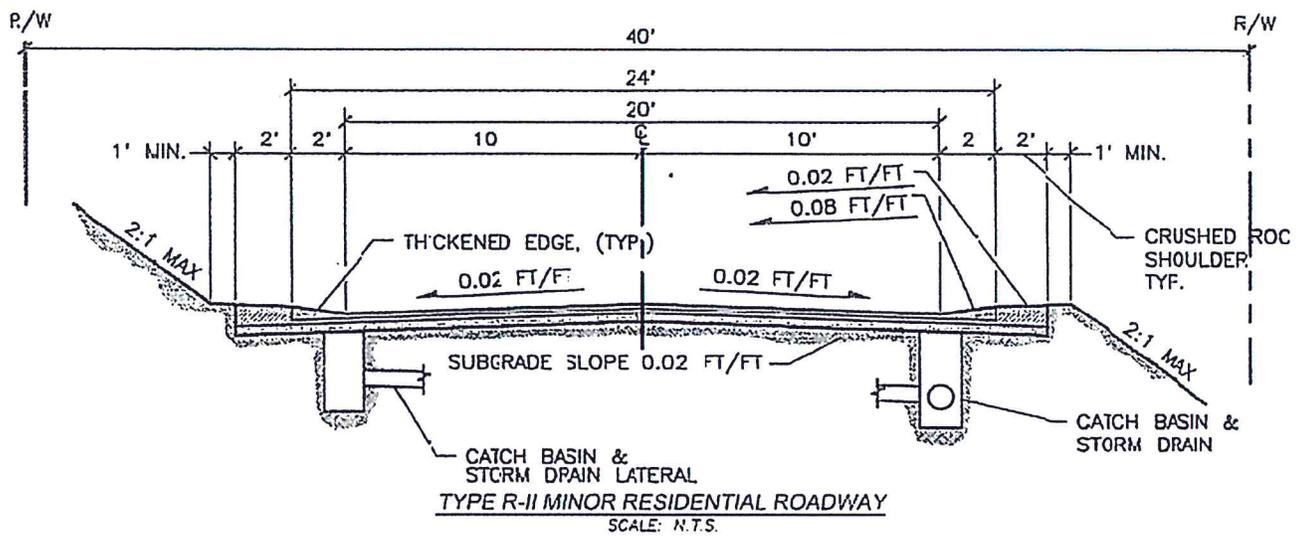
Roadway Sections

The proposed roadway section for Phase 1 Division 7 is shown in Figure 2-1. Applicability of the sections is as follows:

Road	Type	Figure
	R-II – Minor Residential – Two-Way	2-1

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the Phase 1 Division 7 site from Bullfrog Road will be provided via Suncadia Trail. Suncadia Trail ties into Bullfrog Road southwest of Roslyn.



MINOR RESIDENTIAL ROADWAY

NOT TO SCALE

Figure 2-1

Illumination

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

-
- a) Use of full-cutoff shielding on outdoor light fixtures;
 - b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
 - c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
 - d) Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004;
 - e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
 - f) Avoiding unnecessary lighting of building facades

Streetlights will be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles will be considered during project design.

Introduction

The preliminary Stormwater Management Plan for Phase 1 Division 7 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 1, 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) per the RIDGE Settlement Agreement Section 1.9 and
- (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 7 is located east of the Prospector golf course in Phase 1 Division 2 and north of Suncadia Trail. The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Water Company. Construction of Division 7 facilities will be by **TBD**.



Conceptual Drainage Plan

Stormwater drainage for the Phase 1 Division 7 roadways will be collected in catch basins, conveyed via storm drainage pipes and divided into two basins. Runoff from residential driveways will be typically handled on the individual lots by dispersion and infiltration.

Integral to this stormwater management concept is the update to the Master Drainage Plan for Phase 1.

Runoff from the northern basin will be collected and conveyed to the northwest corner of the site, tying into the existing stormwater conveyance system in Swiftwater Drive.

Runoff from the southern basin will be collected and conveyed to the entrance to the project and tie into the existing stormwater conveyance system in Suncadia Trail.

The Phase 1 Division 7 project area soils are generally classified as Qgm – Bullfrog Moraine (glacial moraine deposits), till, group C. For additional information regarding the existing geology and soils information, see the Geotechnical Report prepared by Icicle Creek Engineers, Inc., dated December 23rd, 2015.

Infiltration and Detention Facilities

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

Water Quality Treatment

Water quality treatment will be provided for runoff from impervious road and roof surfaces requiring stormwater treatment. Treatment will be provided in one of several Department of Ecology recommended treatment facility types. Water quality treatment options proposed for the Suncadia site are wetponds/lakes, stormfilter systems, bio-filtration swales, bio-infiltration and sheet flow dispersion. All water quality facilities will be 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. Water quality facilities are described below.

Bio-Infiltration

Bio-infiltration can be provided as described in the Department of Ecology Stormwater Management Manuals by routing runoff for the water quality storm through a 6-inch bed of filtration medium with specific characteristics for infiltration rate, cation of exchange capacity, and total organics that establish

suitability for water quality treatment. This method of providing water quality treatment can be provided by lining roadside ditches or tops of infiltration facilities with a 6-inch bed of filtration medium that meets or exceeds the soil characteristics as follows:

Infiltration rate: Less than 2.4 inches/hour

Cation Exchange Capacity: At least 5 meq/100 grams of dry soil

Organic Content: At least 1%

Water quality treatment can also be provided by routing runoff through native soils with infiltration rates greater than 2.4 inches per hour as long as the bed thickness is increased to provide an equivalent residence time.

Stormwater Management StormFilter System

Stormwater Management’s StormFilter System is a Best Management Practice (BMP) designed to meet most federal, state, and local requirements for treating stormwater runoff in compliance with the Clean Water Act. The StormFilter, a passive, flow-through, stormwater filtration system, improves the quality of stormwater runoff from the urban environment before it enters receiving waterways by removing non-point source pollutants, including sediment (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Biofiltration Swales

Biofiltration swales are another approved DOE water quality treatment facility. This facility is also designed to treat the water quality storm. The design criterion for a biofiltration swale is residence time in the swale. For a given flow rate, the required residence time is a duration equal to that which would be provided by a 200 feet long swale, flow depth of 4 inches, and maximum velocity of 1.5 feet-per-second, or about two and one-half minutes. For Phase 1 Division 7, the biofiltration swale will be located ahead of infiltration facilities.

Biofiltration swales on the Suncadia project will not be irrigated and, therefore, must be seeded with drought resistant vegetation suitable for the Upper Kittitas County climate. The following seed mixture will be used for the Suncadia biofiltration swales:

Seed Mixture Type	Percentage
Sherman Big Blue Grass	10
Joseph Idaho Fescue	30
Sodar Streambank Bunch Grass	30
Secar Blue Bunch Wheat Grass	30

(source: Wildland, Inc., Richland, WA, October 2000.)

This seed mixture will be hydro seeded at the application rate of 60 pounds seed mixture per acre. Additionally, a tacifier will be used to prep the soil before application of the hydro seed mixture.

Sheet Flow Dispersion

Sheet flow dispersion is an approved Department of Ecology water quality and quantity control method for areas that preserve the existing forest duff.

Overflow Routes

Each stormwater facility will have a controlled overflow structure. The overflow will discharge to an overflow drainage swale or enclosed pipe where it will be conveyed to a downstream facility or controlled dispersion area.

Source of Water Supply

Suncadia Resort Development, LLC, purchased and applied to the Kittitas County Water Conservancy Board (KCWCB) to transfer three Yakima River water rights (the Pautzke rights) for use on the MountainStar Master Planned Resort. The KCWCB approved the transfer of these rights on April 23, 2002. The Department of Ecology (Ecology) modified and affirmed the KCWCB decision on March 28, 2003. See Decisions KCWCB 01-07 / DOE CS4-YRB07CC01724 @1; KCWCB 01-5 / CS4-YRB07CC07124 @2; KCWCB 01-06 / CS4-YRB07CC01724 @3; and Ecology Letter Re: Trendwest Water Right Change Applications dated March 28, 2003.

The transfers as approved by the KCWCB and affirmed by Ecology designate the place of use of Suncadia's Yakima River water rights as the "area served by Suncadia resort Resources, Inc., now known as Suncadia Water Company, LLC, in accordance with a water system comprehensive plan or update approved by the Washington Department of Health" for domestic, irrigation and recreational use purposes. Combined, these transferred water rights allow the diversion of 9.5 cubic feet per second (cfs), 1,784.45 acre-feet per year during the April 1 through October 15 irrigation season and 4.09 cfs, 687.45 acre-feet per year from October 16 through March 31. Ecology further conditioned the rights to provide that the instantaneous diversion for the resort shall be limited to 8.7 cfs during the month of September and in drought years to 9.1 cfs (drought years are defined as when USBR pro-rates water to its Yakima Project contract customers). The authorized points of diversion are the City of Cle Elum's Yakima River Diversion (as primary source of supply), and Cle Elum's Cle Elum River Diversion (as secondary source of supply).

In addition, Suncadia, LLC has applied to the Department of Ecology to change the place of use, purpose of use and point of diversion of three irrigation purpose water rights (Lamb and Anderson rights) historically diverted from the mainstem Yakima River near the City of Ellensburg to allow for use of the water on the Suncadia Resort for municipal supply purposes and streamflow augmentation. Suncadia completed the purchase of the Anderson water rights in January, 2004, and has a contract to purchase the Lamb water rights contingent upon their transfer to the MPR. While the applications to change the water rights are pending, Suncadia has filed a motion with the Yakima Superior Court to authorize a change in purpose of use to instream flows and conveyance of the water rights to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort. The Yakima Superior Court enter an Order *Pendente Lite* approving the transfer of the Lamb and Anderson water rights to the State Trust Water Program for the pendency of the upper Yakima Basin adjudication on January 13, 2005, pending approval of a permanent change for use on the resort. Until transferred, the Order *Pendente Lite* allows use of these rights to mitigate an

additional 353.8 acre-feet per year of consumptive use during the April 1 through October 15 irrigation season.

In addition to the transfer of water rights and Order *Pendente Lite* from the mainstem Yakima River, Suncadia applied to Ecology to transfer eleven water rights in four Yakima River tributaries. These tributary water rights are to be transferred to instream flows in mitigation of impacts from the transfer and use of the Yakima River water rights. Ecology approved the transfer of water rights from two of the four tributaries, Big Creek and the Teanaway River, on May 10, 2002. Transfers of the two remaining tributaries, Swauk and First Creeks, were approved by Ecology on January 7, 2004. Ecology's transfer authorizations for Swauk and First Creek rights were appealed to the Yakima Superior Court. The appeal remains pending as of the date of this Plan. Suncadia, LLC has filed a motion with the Yakima Superior Court to authorize conveyance of all of its water rights from the four tributaries to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort for the 2005 and subsequent irrigation seasons which was approved by the Yakima Superior Court during its regularly scheduled Oversight Hearing on February 10, 2005. There are limitations imposed by Ecology on the consumptive use portion of the Pautzke water rights until the tributary rights are transferred to the State Trust Water Program. The tributary water rights and Suncadia's general mitigation strategy is discussed in more detail in Chapter 4 of the June 2001 WSP.

Phase 1 Division 7 System Description

The preliminary transmission and distribution system for Phase 1 Division 7 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 7 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR. The first reservoir was constructed in the summer of 2003 and the second will be constructed in the near future.

The project site will require a looped 8-inch diameter main that will connect to the water main in Suncadia Trail. All homes are to be fire sprinklered on site. Hydrants will be placed at a maximum of 500 feet spacing. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure.

See the approved Phase 1 Division 3 and 4 Site Development Plan Engineering Summary for more detailed description of the water supply system for the Suncadia Mater Planned Resort.

General Description

The proposed project consists of approximately 24 detached resort residential vacation homes. The collected raw wastewater from developed portions of Phase 1 Division 7 will be conveyed by means of on-site gravity sewers to the existing sanitary sewer system in Suncadia Trail and further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

An updated Solid Waste Management Plan has been submitted to the County and is currently being reviewed.

PRELIMINARY

Report
Geotechnical Engineering Services
Proposed Residential Development
Suncadia Resort – Phase 1, Division 7
Cle Elum Area, Kittitas County, Washington

December 23, 2015
ICE File No. 1176-001

Prepared For:
Cakebox LLC

Prepared By:
Icicle Creek Engineers, Inc.



ICICLE CREEK ENGINEERS

Geotechnical, Geologic and Environmental Services

December 23, 2015

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Report
Geotechnical Engineering Services
Proposed Residential Development
Suncadia Resort
Phase 1, Division 7
Cle Elum Area, Kittitas County,
Washington
ICE File No. 1176-001

1.0 INTRODUCTION

This report presents the results of Icicle Creek Engineers' (ICE's) geotechnical engineering services for a proposed residential development located within Phase 1, Division 7 (P1D7) of the Suncadia Resort near Cle Elum in Kittitas County, Washington. The P1D7 site, including nearby physical features, is shown on the Vicinity Map, Figure 1, Site Plan, Figure 2.

Our services were requested by Bill Smith of Cakebox LLC on November 16, 2015. Our services were provided in general accordance with our Scope of Services and Fee Estimate dated November 22, 2015 and were signed by William R. Smith on November 29, 2015.

2.0 PROJECT DESCRIPTION

Our understanding of the project and property area is based on information provided by Jeff Stubbs of Tamarack Springs Construction and Cape Powers of New Suncadia LLC. This information is referenced as follows:

- Suncadia, October 2005, *Suncadia Plat*, scale 1 inch = 500 feet.
- Goldsmith Land Development Services/Dawson Associates, conceptual development plan for P1D7 titled *P1D7 for Suncadia*, showing a 20- and 26-lot development plan with road access, scale 1 inch = 50 feet.
- ESM Consulting Engineers, LLC, August 2014, *Phase 1, Division 7, Suncadia Topographic Survey*, sheet EN-35, scale 1 inch = 50 feet..
- Tamarack Springs Construction, untitled, undated plan provided by Jeff Stubbs showing survey points and top-toe of slope greater than 33 percent grade (hand-held clinometer survey).

We understand that the current plan includes development of the upper (south) part of P1D7 with residential structures, along with paved access (off of Suncadia Trail) and park area as shown on the Development Plan, Figure 3. The residential structures will be conventional wood-frame construction at or near existing grade, or daylight basement (cuts and fill of less than 8 feet).

Stormwater runoff from the access road will be routed to the Suncadia Resort stormwater system. Individual lots will dispose of stormwater by dispersion and infiltration.

The hillside and lower (north) part of the P1D7 site will remain as open space.

3.0 REGULATORY CONSIDERATIONS

In some areas, as approximated on Figure 2, that a portion of the hillside in the north part of P1D7 contains slopes that exceed 33 percent grade. For new construction, Kittitas County requires house foundations to be "setback from slope" according to Kittitas County Community Development Services (KCCDS), Detail D-002 "Setback from Slopes." Section R403.1.7 of this Detail states that the *placement of buildings and structures on or adjacent to slopes steeper than 1 unit vertical to 3 units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4*. These sections outline specifications for building clearances and footing setbacks from ascending and descending slopes, respectively. Based on the standard detail, a structure setback of 33 feet is needed for a 100-foot high slope that exceeds 33 percent grade. This setback can be reduced or eliminated based on site-specific geotechnical evaluation (in part, subject to this report).

4.0 SCOPE OF SERVICES

The purpose of our geotechnical engineering services was to explore subsurface soil and groundwater conditions at the P1D7 site as a basis for developing geotechnical recommendations for site development. Specifically, our services included the following:

- Complete a geologic reconnaissance of the P1D7 site to evaluate surface conditions including the hillside area.
- Explore subsurface soil and groundwater conditions by excavating eleven test pits across the P1D7 site.
- Evaluate slope stability as applicable to KCCDS, Detail D-002 and provide recommendations, as appropriate for setback reduction or removal, along with mitigation recommendations for design.
- Provide preliminary recommendations for site preparation and earthwork including suitability of on-site soils for use as structural fill, constraints for wet weather construction and placement and compaction requirements.
- Provide preliminary recommendations for foundation design (including overexcavation and structural fill replacement, if necessary), allowable soil bearing pressures and settlement estimates for shallow spread footings.
- Provide preliminary recommendations for on-grade slab construction including placement of subbase/capillary break and vapor retarder.
- Provide preliminary recommendations for pavement subgrade preparation.
- Provide design criteria for below-grade walls including active and passive pressures, and the coefficient of friction.
- Provide preliminary recommendations for surface and subsurface drainage systems as appropriate.

5.0 SITE CONDITIONS

5.1 GENERAL

Jeff Schwartz of ICE visited the P1D7 site on December 1 and 7, 2015 to observe and evaluate the existing site conditions. Our understanding of the site is based on our review of in-house geological information, historical aerial photograph review (Google Earth and USGS), surface reconnaissance of the site and observations of subsurface conditions in eleven test pit explorations. The general layout of the P1D7 site is shown on Figure 2.

Photographs of the P1D7 site from our December 2015 site visits are shown on the Photographs, Figure 4.

5.2 SURFACE CONDITIONS

The P1D7 site is an undeveloped area characterized by an east-west trending ridgeline with a gently sloping upland along the south side of the ridgeline and a steeper hillside area to the north of the ridgeline. The proposed development will occur in the gently sloping area south of the ridgeline. The ground surface ranges from about Elevation 2,318 along the west-central property line to about Elevation 2,236 at the north corner of the site.

P1D7 is bordered by residential development and Maple Leaf Loop to the north, Swift Water Drive to the east, Suncadia Trail to the south and the Prospector Golf Course to the west.

The ground surface is vegetated with grass and scattered brush and pine trees. An open area crosses the east part of the site (an abandoned road corridor, the forerunner to Swift Water Drive) as shown on Figure 2.

The hillside in the north part of the P1D7 site is inclined at a 10 to 40 percent grade. A portion of this hillside area slopes more than 33 percent grade (referred to as "steep slope") as shown on Figure 2. The steep slope area is about 30- to 60-feet high. The hillside area appears to contain more brush and trees compared with the south, gently sloping area of the site.

5.3 SUBSURFACE CONDITIONS

5.3.1 General

Regional geologic mapping of this area by the US Geological Survey (USGS) (Frizzell, V.A., et al, 1984) shows that the property is underlain by Quaternary deposits of Glacial Outwash. Glacial Outwash typically consists of stratified (layered) silt, sand, gravel, cobbles and occasional boulders. Based on our local experience, the Glacial Outwash is usually mantled by a layer of wind-blown silt (referred to as Loess) that typically ranges in thickness from 2 to 5 feet.

Subsurface conditions at the site were explored by excavating eleven test pits (Test Pits TP-1 through TP-11) to depths ranging from 8 to 13 feet on December 7, 2015 using a Caterpillar 308 track-mounted excavator owned and operated by ZBK Contracting Company. Locations of the test pits were obtained in the field by measuring distances from existing site features and using a hand-held GPS (Garmin 62st). The approximate locations of the test pits are shown on Figure 2.

The test pit excavations were continuously observed by an engineering geologist from our firm who examined and classified the soils encountered, observed groundwater conditions and prepared a detailed log of each test pit. Soils were classified in general accordance with the classification system described in Figure 5. The logs of the test pits are presented in Figures 6, 7 and 8. These logs are based on our interpretation of the field data and indicate the various types of soils encountered. They also indicate the depths at which the soils or their characteristics change. The densities noted on the test pit logs are based on the difficulty of digging, probing with a ½-inch-diameter steel rod, and our experience and judgment.

5.3.2 Soil Conditions

Based on our reconnaissance and observation of the test pits, the shallow subsurface soil conditions are generally consistent with the previously described regional mapping by the USGS and our local experience. The following is a description of the soil types encountered.

Sod and Topsoil – Grass, roots and loose soil at the ground surface (encountered in all test pits except Test Pits TP-3, TP-8 and TP-9).

Fill – Soft sandy silt with variable amounts of gravel and roots (encountered in Test Pits TP-3, TP-8 and TP-9); medium dense silty gravel with sand was also encountered in Test Pit TP-3.

Fill was encountered along the abandoned road corridor, as expected, and appears to be reworked native soils (Loess and Glacial Outwash).

Loess – Soft to stiff sandy silt with variable amounts of fine gravel and roots (encountered in Test Pits TP-1, TP-2, TP-4, TP-10 and TP-11).

As expected, Loess was not encountered in Test Pits TP-5, TP-6 and TP-7 that are located along the east-west ridgeline through the central part of the P1D7 site. Windblown silt typically does not accumulate on ridgelines.

Glacial Outwash – Medium dense to dense silty gravel with variable amounts of cobbles and boulders, and loose to dense silty sand with variable gravel, cobbles and boulders (encountered in all test pits and at the ground surface in Test Pits TP-6 and TP-7). Boulders up to 5 feet in diameter were encountered in our test pits. Very stiff silt (glaciolacustrine sediment) was encountered in Test Pits TP-8 and TP-9 (similar to Loess, but denser).

The fine-grained (silt) glaciolacustrine sediment encountered in Test Pits TP-8 and TP-9 was unusual, and likely represents a localized area of this soil type which is an uncommon occurrence.

5.3.3 Other Observations

No bedrock was encountered in the test pit explorations (8 to 13 foot exploration depth).

Excavatability of the site soils using a Caterpillar 308 excavator was typically easy (Fill and Loess) to moderately difficult (Glacial Outwash), and locally can be very difficult especially where boulders were encountered.

No caving of the test pit sidewalls occurred during excavation. The Loess and Glacial Outwash tend to hold vertical-sided excavations without sloughing (sidewall caving) depending on the silt, gravel, cobble and boulder content. Gravelly zones of this material tend to slough (cave) in vertical-sided excavations or if groundwater is encountered.

5.3.4 Groundwater Conditions

Groundwater was not encountered in our test pit explorations with the exception of Test Pit TP-3 where groundwater seepage was encountered at a depth of about 3 feet. Shallow groundwater conditions are

typically not an issue in the upland areas of the Suncadia site. However, shallow groundwater has been known to occur in random areas during the Spring melt; typically during the first two or three weeks of April.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL

Based on our field reconnaissance, test pit explorations and analyses, we conclude that residential structures may be supported on conventional reinforced concrete spread footings extending to the stiff/medium dense or denser soils (Loess or Glacial Outwash) or on a pad of Structural Fill that extends to the competent soils.

The subsurface soils encountered during our field exploration program (Loess and Glacial Outwash), with the exception of Loess containing abundant roots, if encountered, should generally provide adequate subgrade support for pavements and support for properly bedded underground utilities.

We do not expect that excavation dewatering will be necessary. Locally, groundwater seepage may be encountered and we expect it can be handled by pumping from a sump within the trench.

We expect that trench shoring will be required to support open cut slopes where excavations deeper than about 4 feet are planned. If shoring is required, we expect that conventional trench shields can be utilized for most of this construction.

The site soils (Fill, Loess and Glacial Outwash) are highly moisture sensitive. It will be preferable to construct the project during the normally drier months such as late spring through early fall to reduce earthwork-related costs. We expect that the excavated native soils, except the loess containing abundant roots, if encountered, may be reused as general fill, excluding use as pipe bedding, and may require moisture conditioning (wetting or drying) in some instances to achieve adequate compaction. Based on our experience in other areas of the Suncadia site, we expect that a water source will be necessary (water truck) to moisture condition trench backfill in local areas, especially if the work is done in the summer and early fall months.

It is important to implement appropriate temporary and permanent erosion controls for the site. Conventional temporary erosion controls should be adequate provided they are properly installed and maintained. Permanent erosion protection must be accomplished promptly after completion of construction and must be maintained as necessary until the construction area is stabilized.

As a generality, full basement construction is not recommended because of the unpredictable occurrence of groundwater in the Suncadia area during the Spring melt (usually during the first three weeks of April). However, daylight basement construction has been successful by installing footing and curtains drains that flow by gravity.

We recommend that a representative from ICE observe the earthworks aspects of the project and provide consultation, as needed, as a means to document the earthwork activities completed by the contractor and to assist the contractor in modifying their earthwork construction methods, as necessary, for adequate site preparation.

6.2 STEEP SLOPE EVALUATION

Based on Steep Slope mapping (by others) as shown on Figure 2, the hillside area in the north part of the P1D7 area has slopes that exceed 33 percent grade and are 30- to 60-feet high. Using the formula described in KCCDS, Detail D-002 "Setback from Slopes," a building foundation should be setback at least 10 feet to 20 feet from the face of the Steep Slope area (e.g. 10-foot setback for a 30-foot high slope and 20-foot setback for a 60-foot high slope).

If a smaller setback distance is needed, or if construction is desired within the Steep Slope area, it is our opinion that the setback distance can be reduced or eliminated on a case-by-case basis in accordance with KCCCS, Detail D-002, section R403.1.7.4 (Alternate Setback and Clearances).

6.3 SITE PREPARATION

Sod, topsoil, Fill and Loess containing abundant roots, if encountered, should be stripped and removed from the site. We expect the stripping depth to be about 1 to 2 feet during dry weather conditions. Greater stripping depths may be encountered where abundant organic material is present to greater depths. Roots larger than 1-inch diameter should be grubbed to at least 12 inches below the design subgrade.

Following clearing, stripping and grubbing, the exposed subgrade should be thoroughly proofrolled in dry weather and probed in wet weather to identify areas of soft, loose or otherwise unsuitable subgrade areas. Soft or loose soils identified during proofrolling or probing should be removed and replaced with structural fill as described in the subsequent section up to 3 feet below final subgrade elevation in slab or pavement areas. Where soft, loose or wet soils are present below 3 feet, we recommend that a woven geotextile fabric, such as Amoco 2000 or Mirafi 500X, be placed in the bottom of the excavation prior to backfilling with Structural Fill.

6.4 STRUCTURAL FILL

Structural Fill should be free of organic material or debris, and have a maximum particle size of 4 inches. The material should contain less than five percent fines (soil passing the US Standard No. 200 sieve) by weight relative to the portion finer than the ¾-inch sieve. If earthwork is done during generally dry weather conditions, the fines content may be increased.

As a guideline, Structural Fill should be placed in horizontal lifts which are 10 inches or less in loose thickness. The actual lift thickness depends on the quality of the fill material and the size of the compaction equipment.

We recommend that Structural Fill placed in the building, parking and access areas be uniformly compacted to at least 95 percent of the maximum dry density (MDD) obtained in general accordance with ASTM Test Method D 1557. Nonstructural fill placed in landscape areas need only be compacted to the degree required for trafficability of construction equipment and effective surface drainage.

We expect that the Fill, Loess and Glacial Outwash (provided the Fill and Loess do not contain abundant roots) that are excavated may be reused for Structural Fill during periods of extended dry weather. During wet weather, it may be necessary to import soil containing less than five percent fines (soil particles passing the US Standard No. 200 sieve).

6.5 FOUNDATION SUPPORT

6.5.1 General

The proposed buildings may be satisfactorily supported on conventional reinforced concrete spread footings provided that they are constructed in accordance with the recommendations outlined below.

6.5.2 Spread Footings

We recommend that spread footings be founded on medium dense or denser native undisturbed soils (Loess and Glacial Outwash) or on a pad of Structural Fill that extends to the competent native soils. In areas where Structural Fill is placed under footings, the zone of Structural Fill below footings should extend laterally beyond the footing edges a horizontal distance at least equal to the thickness of the Structural Fill placed. Continuous and isolated spread footings should have minimum widths of 16 and 24 inches, respectively. The footings should be a minimum of 24 inches below the adjacent grade for frost protection. Footings may be designed using an allowable soil bearing value of 2,500 pounds per square foot (psf). This value applies to the sum of all dead and long-term live loads, exclusive of the weight of the footing and the backfill above the footing. For transient loads, including wind or seismic, a one-third increase in the recommended value may be used.

Care should be taken to avoid loosening or softening the bearing surface soils when preparing footing subgrades, particularly during wet weather. During wet weather, foundations should be excavated, formed and poured the same day or be protected by a layer of crushed rock or lean concrete. We estimate that settlement of footings founded as described will be less than ½ inch and will occur rapidly as loads are applied.

Resistance to lateral loads can be developed by friction between the base of the foundation and by passive pressures acting on the sides of foundations. We recommend that resistance to lateral loads be estimated using a coefficient of friction of 0.3 and an equivalent fluid density of 200 pounds per cubic foot (pcf). These values include a safety factor of 1.5.

6.6 SLAB SUPPORT

The slab-on-grade subgrade should be prepared in accordance with the previously described the **Site Preparation** section of this report. We recommend that the subgrade surface be compacted such that a minimum compaction of 95 percent of the MDD is achieved before placing Structural Fill or capillary break material.

We recommend that a layer of medium to coarse sand and gravel at least 4-inches thick containing less than three percent fines (material passing the US Standard No. 200 sieve) by weight based on the fraction of the material passing the ¾-inch sieve be placed below the bottom elevation of the floor slab to provide uniform support and a capillary break. A vapor barrier and/or waterproofing should be provided if there is a potential for surface or shallow groundwater to occur or migrate under the slab.

6.7 SUBGRADE (BASEMENT) WALLS

Subgrade (basement) walls may be required for house construction. As a generality, full basement construction is not recommended because of the unpredictable occurrence of groundwater in the Suncadia area during the Spring melt (usually during the first three weeks of April). However, daylight basement construction has been successful by installing footing and curtains drains that flow by gravity.

The lateral soil pressures acting on subgrade walls depend on the type, density and geometry of the soil behind the wall and the amount of lateral wall movement which can occur as backfill is placed. For walls that are free to yield at the top at least one one-thousandth of the height of the wall, an active pressure obtained using equivalent fluid densities of 35, 45, and 60 pcf should be used for level backslopes, 4H:1V (horizontal to vertical) backslopes and 2H:1V backslopes, respectively. These values assume that the soil behind the wall is free draining. For "at rest" conditions where the wall is restrained against movement, a lateral pressure based on equivalent fluid densities of 50, 55, and 75 pcf should be used for level backslopes, 4H:1V backslopes and 2H:1V backslopes, respectively. These values assume that the soil behind the wall is free draining. Surcharge effects should be considered as appropriate.

In settlement-sensitive areas, the backfill for subgrade walls should be compacted to at least 95 percent of the MDD. At other locations, wall backfill should be compacted to between 90 and 92 percent of the MDD. Measures should be taken to prevent the buildup of excess lateral soil pressures due to overcompaction of the backfill behind the wall. Care must be exercised by the contractor to avoid overcompaction.

A drainage zone consisting of clean, free-draining granular material containing less than five percent fines at least 18 inches wide should be placed against the back face of the wall for its full height. Positive drainage behind subgrade walls should also include installing a footing drain at the base of the wall as described in the **DRAINAGE CONSIDERATIONS** section of this report.

6.8 UNDERGROUND UTILITY CONSIDERATIONS

6.8.1 Trench Excavation

Based on our experience at the Suncadia site, the Fill and native Loess and Glacial Outwash soils can be excavated using conventional heavy construction equipment such as a Hitachi EX450LC track-mounted excavator. The Glacial Outwash is generally medium dense to dense, and becomes increasingly dense with greater depth. We expect that boulders will be encountered during excavation. Typically, these boulders are less than 2 feet in diameter based on our experience in this area. However, larger boulders (up to 12 feet in diameter) have been observed in nearby areas at the Suncadia site. Large boulders such as this may occur randomly, but should not be a persistent problem based on our experience at the Suncadia site.

Recommendations for temporary excavation slopes and trench support are provided in the subsequent sections.

6.8.2 Excavation Cut Slopes

Temporary cuts greater than 4 feet in depth in Loess and Glacial Outwash may be made at an inclination of 1H:1V or flatter. Flatter slopes may be necessary if instability is observed.

Some sloughing and raveling of the cut slopes should be expected. Temporary covering, such as heavy plastic sheeting, should be used to protect these slopes during periods of wet weather. Surface water runoff from above cut slopes should be prevented from flowing over the slope face by using berms, drainage ditches, swales or other appropriate methods.

If temporary cut slopes experience excessive sloughing or raveling during construction, it may become necessary to modify the cut slope inclinations to maintain safe working conditions and protect adjacent facilities or structures. Slopes experiencing problems can be flattened or regraded to add intermediate slope benches if poor slope performance is encountered. Alternatively, underground utility trenches can be completed using temporary trench shoring (shored excavations) in lieu of cut slopes.

All temporary cut slopes must comply with the provisions of Title 296 Washington Administrative Code (WAC), Part N, "Excavation, Trenching and Shoring." We recommend that cut slopes for temporary excavations be made the responsibility of the contractor. The contractor is present at the site continuously and is best able to observe changes in site and soil conditions and monitor the performance of excavations.

6.8.3 Shored Excavations

To construct the underground utilities, it will be necessary to support the temporary excavations to maintain the integrity of the surrounding undisturbed soils, reduce disruption of adjacent areas, as well as to protect the personnel working within the excavations.

Because of the diversity of available shoring systems and construction techniques, the design of temporary shoring is most appropriately left up to the contractor proposing to complete the installation. We recommend that the shoring be designed by a licensed professional engineer in Washington, and that the PE-stamped shoring plans and calculations be submitted to the project engineer for review and comment prior to construction. The following paragraphs present recommendations for the types of shoring systems and design parameters that we conclude are appropriate for the subsurface conditions at the P1D7 site.

The majority of the materials within the project area can be retained using conventional trench shoring systems such as trench shields or sheet piles, with lateral restraint. The design of temporary shoring should allow for lateral pressures exerted by the adjacent soil, and surcharge loads due to traffic, construction equipment, and temporary stockpiles adjacent to the excavation, etc. Lateral load resistance can be mobilized through the use of braces, tiebacks, anchor blocks and passive pressures on members that extend below the bottoms of excavations. Temporary shoring utilized to support excavation walls typically use internal bracing such as aluminum hydraulic shoring or trench shield bracing.

Temporary trench shoring with internal bracing can be designed using active soil pressures. We recommend that temporary shoring be designed using a lateral pressure equal to an equivalent fluid density of 40 pcf, for conditions with a level ground surface adjacent to the excavation. If the ground within 5 feet of the excavation rises at an inclination of 1H:1V or steeper, the shoring should be designed using an equivalent fluid density of 75 pcf. For adjacent slopes flatter than 1H:1V, soil pressures can be interpolated between this range of values. Other conditions should be evaluated on a case-by-case basis.

These lateral soil pressures do not include traffic or construction surcharges that should be added separately, if appropriate. It is typical for shoring to be designed for a traffic influence equal to a uniform lateral pressure of 100 psf acting over a depth of 10 feet below the ground surface. More

conservative pressure values should be used if the designer deems them appropriate. These soil pressure recommendations are predicated upon the excavation being essentially dewatered; therefore, hydrostatic water pressures are not included.

Shoring must comply with the provisions of Title 296 Washington Administrative Code (WAC), Part N, "Excavation, Trenching and Shoring." We recommend that the design of shoring be made the responsibility of the contractor. The contractor is present at the site continuously and is best able to observe changes in site and soil conditions and monitor the performance of excavations.

6.8.4 Trench Backfill

Trench backfill should consist of Structural Fill quality material. Structural Fill material should be free of debris, organic material and rock fragments larger than 12 inches. Unless specified otherwise in this report, the following general requirements shall apply to fill placement, including pipe bedding, and trench backfilling.

- Underground utilities should be bedded in crushed gravel as specified in the 2016 WSDOT Standard Specifications, Section 9-03.12(3) for "Gravel Backfill for Pipe Zone Bedding."
- Pipe zone bedding should be extended at least 4 inches below the utility line and 6 inches above the utility line. Bedding should be worked under the pipe haunches using hand tools as required. Bedding material should be tamped or vibrated (compacted) into place.
- Pipe zone bedding for non-water underground utilities should be compacted to at least 90 percent of the MDD obtained in general accordance with ASTM Test Method D 1557. Pipe zone bedding for all water mains should be compacted to at least 95 percent of the MDD using ASTM Test Method D 1557.
- Backfill placed above the bedding material should consist of Structural Fill quality on-site material, or "Common Borrow" as specified in 2016 WSDOT Standard Specifications, Section 9-03.14(3). During wet weather periods, backfill material should have less than five percent fines content.
- As a guideline, backfill should be placed in lifts of 12 inches or less (loose thickness). However, thicker loose lifts, up to 18-inches thick, have been used at the Suncadia project site with large-size compaction equipment with heavy and uniform effort. Each lift should be compacted prior to placing the subsequent lift. Prior to compaction, the backfill should be moisture conditioned to near optimum moisture content. The loose lift thickness should be a field decision by a representative from ICE.
- Trench backfill should be compacted in lifts to at least 95 percent of the MDD obtained in general accordance with ASTM Test Method D 1557. Backfill compaction should be achieved by mechanical means. No jetting, ponding, or flooding will be allowed for compaction.
- During trench backfill placement, in-place density tests should be completed at approximately 100-foot intervals along the trench alignment to evaluate if the required compaction is being achieved.

6.8.5 Settlement Considerations

We expect that the underground utilities will generally be deep enough (more than 4-feet deep) so that the utility and bedding pipe will be founded on firm bearing soils. Nominal settlements will occur under these circumstances with good construction practices.

Localized exceptions will be in the areas where the pipe invert is underlain with very loose or soft soils. However, based on our test pit explorations and general knowledge of the site conditions, we do not

expect these very loose or soft soil conditions to be a persistent problem. Should these conditions be encountered, long-term settlement could occur from the pipe and bedding material in these areas, and construction difficulties during installation with the very loose or soft ground could result in additional settlement. Under these circumstances, we recommend the very loose or soft soils be removed to a depth equal to the diameter of the pipe plus 12 inches to each side. We recommend that a woven geotextile fabric such as Amoco 2000 or Tencate Mirafi RS380i / RS580i, or equal, be placed in the base of the overexcavation to reduce the potential for contamination of the pipe bedding. The overexcavation should be backfilled with bedding soils as discussed in the previous section. Settlements are expected to be nominal using this procedure.

6.9 ACCESS ROAD CONSIDERATIONS

6.9.1 Structural Fill

New fill for the access road should be placed as compacted Structural Fill as described in the **Structural Fill** section of this report. We recommend that a representative from our firm observe the preparation for, placement, and compaction of Structural Fill. An adequate number of in-place density tests should be completed in the fill to evaluate if the desired degree of compaction is being achieved.

6.9.2 Road Subgrade Preparation

We expect that the access road will initially experience repeated traffic from heavy construction equipment and trucks. The heavy equipment loads require that the subgrade preparation be effective. Lack of adequate subgrade preparation and protection of the subgrade might result in severe damage to the access road subgrade and surfacing due to construction traffic.

Prior to placing the base course materials, we recommend that the exposed subgrade be thoroughly prepared and evaluated as recommended in the **Site Preparation** section of this report. A representative from ICE should be present to observe pavement subgrade preparation and advise on the extent of any remedial action needed.

6.9.3 Road Drainage Considerations

Portions of the access road may expose soil with a high fines content that is susceptible to frost heaving. Due to the possibility of variable subgrade conditions along the access road and concerns regarding frost heave damage to the road surface, in our opinion it is very important that adequate drainage be provided below the pavement.

For long-term stability of the pavement section, the surfacing must be underlain by an adequate layer of free-draining sand and gravel to act as a capillary break. ICE can assist in developing a pavement section upon request.

6.10 EROSION CONTROL AND DRAINAGE CONSIDERATIONS

The native surficial soils at the P1D7 site have a moderate to high potential for erosion. Erosion control measures should include proper control of surface water runoff, use of straw bales or appropriate geotextile filters and temporary sedimentation basins. Erosion control measures should comply with local requirements and guidelines.

We recommend sloping the ground surface away from buildings. We recommend that perimeter footing drains be installed adjacent to the outside footings of the buildings. These drains should consist of 4-inch diameter, perforated, smooth-walled pipe bedded in at least 6 inches of 1¼-inch uniform washed rock, with the base of the pipe at the base of the adjacent footings. The bedding should be enclosed within a non-woven geotextile fabric such as Tencate Mirafi 140N to reduce the potential for infiltration of fines into the drainage material from the native soils. The pipe should be placed with the perforations down. The perforated pipe should be connected to a tightline collection system that discharges away from structures and the hillside area.

Basement walls should be similarly designed and constructed with a footing drain. The zone of washed rock should extend the full height of basement walls.

The ground surface below the drip line of the roof should be protected with an erosion resistant material such as sod, pea gravel or crushed rock. Water runoff from the roof should be monitored during storm events or snow melt and erosion control measures installed and/or modified should concentrated water runoff occur.

7.0 USE OF THIS REPORT

We have prepared this report for use by Cakebox LLC. The data and report should be provided to prospective contractors for their bidding or estimating purposes, but our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

If there are changes in the grades, locations, configurations or types of the facilities planned, the conclusions and recommendations presented in this report may not be applicable. If design changes are made, we request that we be given the opportunity to review our conclusions and recommendations and to provide a written modification or verification. When the design has been finalized, we recommend that the final design and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended.

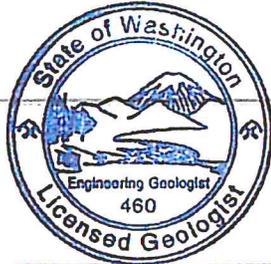
There are possible variations in subsurface conditions between the explorations and also with time. A contingency for unexpected conditions should be included in the budget and schedule. Sufficient monitoring, testing and consultation by our firm should be provided during construction to evaluate that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions encountered during the work differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in this area at the time the report was prepared. No warranties or other conditions, express or implied, should be understood.

Bill Smith
Cakebox LLC
December 23, 2015
Page 13

We trust this report meets your present needs. Please call if you have any questions.

Yours very truly,
Icicle Creek Engineers, Inc.



KATHRYN S. KILLMAN

Kathy S. Killman
Kathy S. Killman, LEG
Principal Engineering Geologist

Brian R. Beaman

Brian R. Beaman, PE, LEG, LHG
Principal Engineer/Geologist/Hydrogeologist



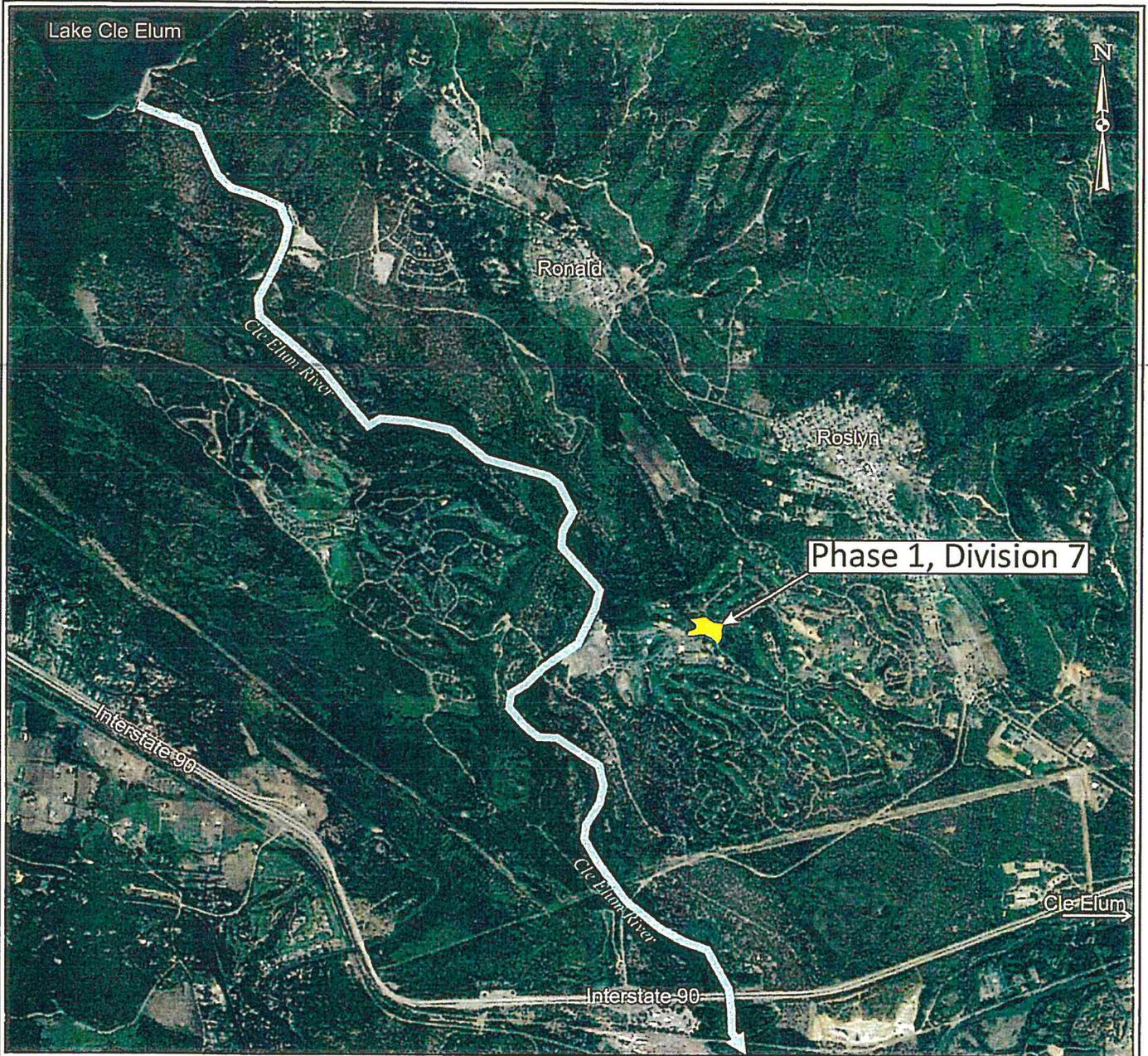
BRIAN R. BEAMAN

Document ID: 1176001.REP
Submitted via email and surface mail (one original copy)

Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Figure 3 – Development Plan
Figure 4 – Photographs
Figure 5 – Soil Classification System
Figure 6, 7 and 8 – Test Pit Logs

cc: John Casey, Curran Law Firm (email)

FIGURES



Base map obtained from Google Earth

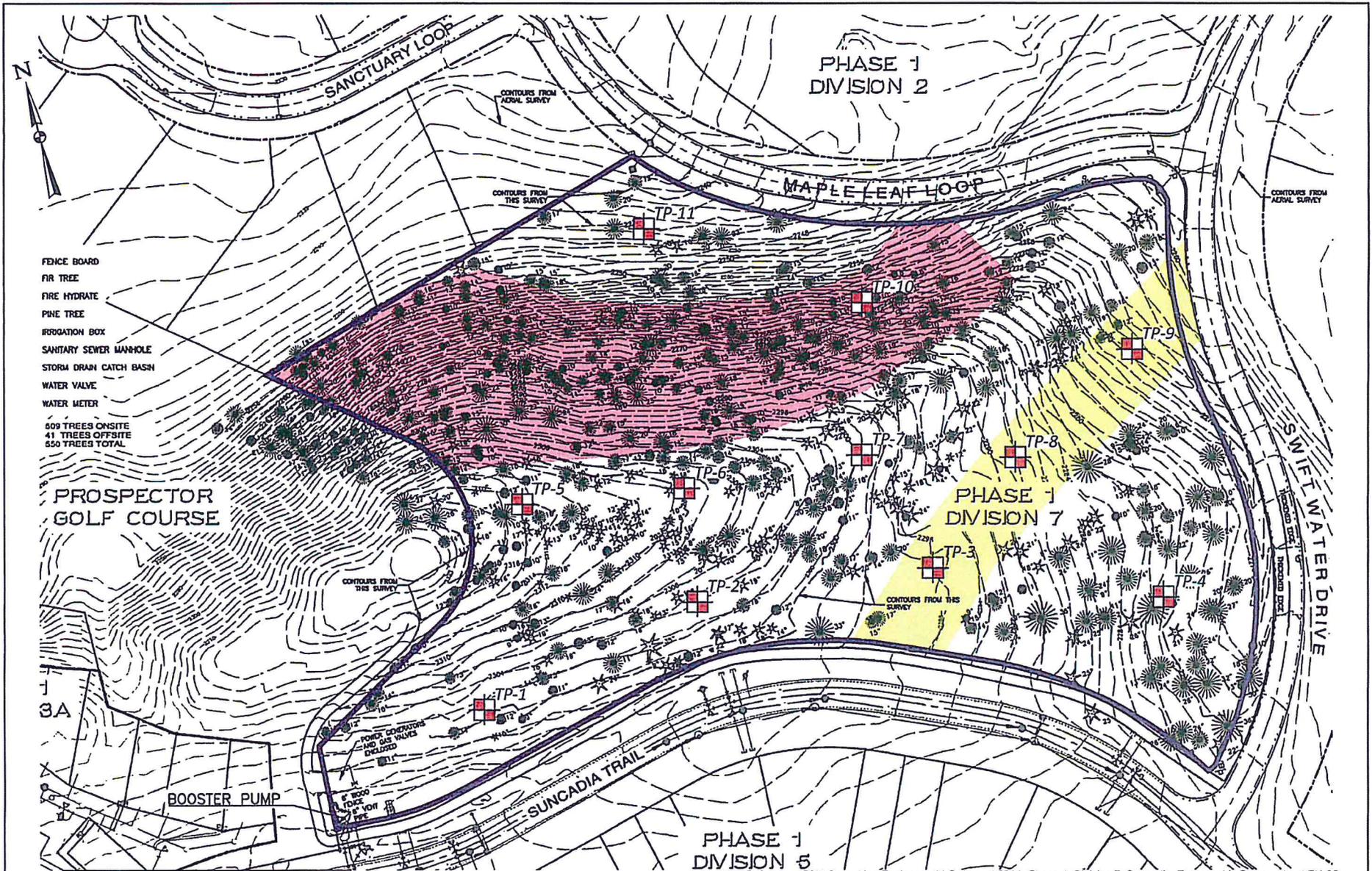
No Scale

VICINITY MAP

SUNCADIA PHASE 1, DIVISION 7

ICICLECREEK ENGINEERS
 29335 NE 20th Street
 Carnation, Washington 98014
 (425) 333-0093

SCALE: As Shown	ICE FILE NUMBER
DESIGNED: —	1176-001
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DATE: 12/21/15	



- FENCE BOARD
- FIR TREE
- FIRE HYDRATE
- PINE TREE
- IRRIGATION BOX
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- WATER VALVE
- WATER METER

609 TREES ONSITE
 41 TREES OFFSITE
 650 TREES TOTAL

PROSPECTOR
 GOLF COURSE

3A

EXPLANATION

- TP-1 Test Pit Location
- Abandoned Road Corridor
- Slope Greater than 33% Grade (approximate area)
- Phase 1, Division 7 Boundary

0 100 200
 Approximate Scale in Feet

**PHASE 1
 DIVISION 5**

Base Map Reference: ESM Consulting Engineers, LLC, August 2014, Phase 1, Division 7, Suncadia, Topographic Survey, sheet EN-35.

Note: The slopes shown that is greater than 33 percent grade (steep slope) is based on a hand-held clinometer survey by others. The actual steep slope area may be more or less than that shown.

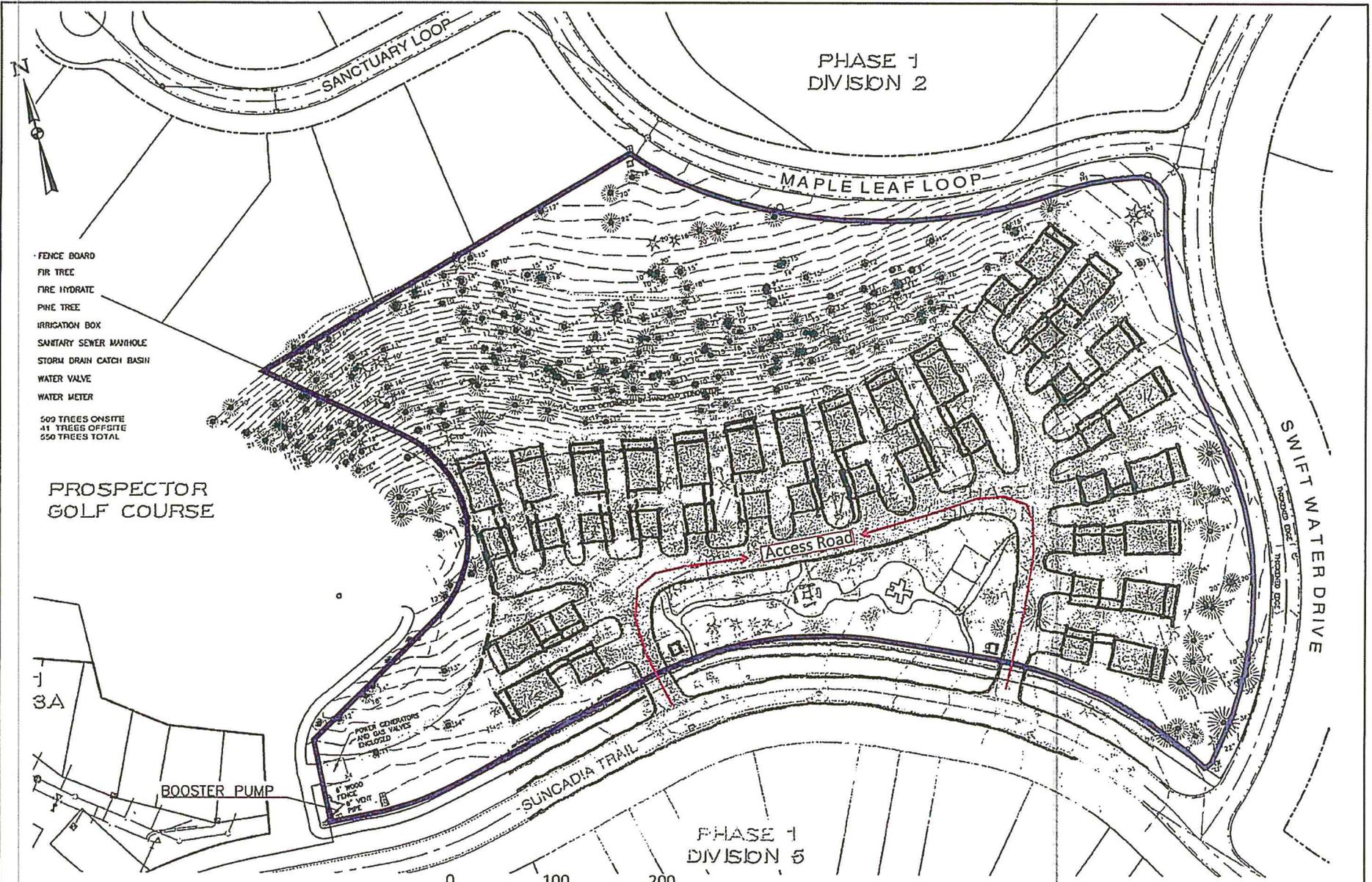
SITE PLAN

SUNCADIA PHASE 1, DIVISION 7

**ICICLECREEK
 ENGINEERS**
 29335 NE 20th Street
 Carnation, Washington 98014
 (425) 333-0093

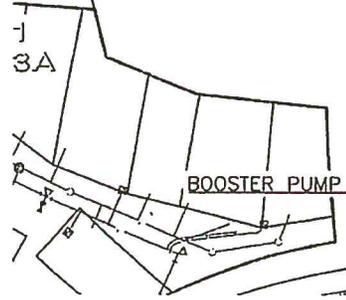
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 DATE: 12/23/15

ICE FILE NO.
1176-001
 Figure
2



- FENCE BOARD
 - FIR TREE
 - FIRE HYDRATE
 - PINE TREE
 - IRRIGATION BOX
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CATCH BASIN
 - WATER VALVE
 - WATER METER
- 500 TREES ONSITE
 41 TREES OFFSITE
 550 TREES TOTAL

PROSPECTORS
 GOLF COURSE



0 100 200
 Approximate Scale in Feet

Base Map Reference: ESM Consulting Engineers, LLC, August 2014, Phase 1, Division 7, Suncadia, Topographic Survey, sheet EN-35.
 Development Plan (house and access road layout) by Dawson Associates.

EXPLANATION	
	Phase 1, Division 7 Boundary

DEVELOPMENT PLAN
SUNCADIA PHASE 1, DIVISION 7

ICICLECREEK ENGINEERS
 29335 NE 20th Street
 Carnation, Washington 98014
 (425) 333-0093

SCALE: As shown	ICE FILE NO.
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DATE: 12/21/15	



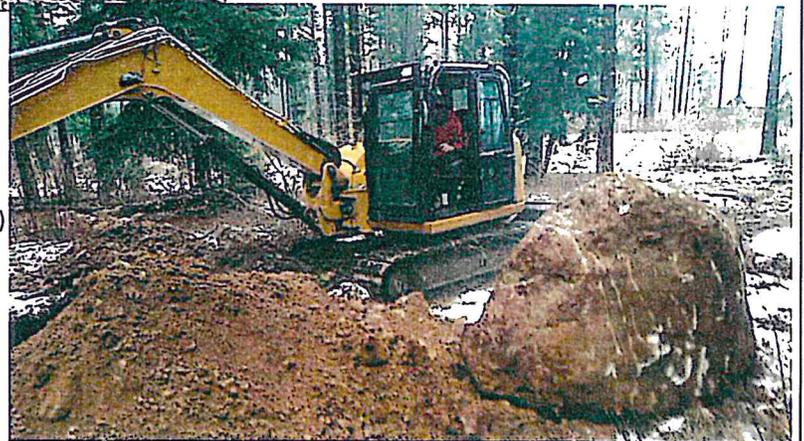
View looking across the upland (proposed development area) (December 1, 2015)

View looking across the upland (proposed development area) along the abandoned road corridor (December 1, 2015)



View looking down the hillside area in the north part of the site (December 1, 2015)

Boulder excavated from Test Pit TP-7 (December 7, 2015)



PHOTOGRAPHS

SUNCADIA PHASE 1, DIVISION 7

ICICLECREEK ENGINEERS

29335 NE 20th Street
Carnation, Washington 98014
(425) 333-0093

SCALE: None
DESIGNED: --
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DATE: 12/21/15

ICE FILE NO.

1176-001

Figure

4

Unified Soil Classification System

MAJOR DIVISIONS			Soil Classification and Generalized Group Description	
Coarse-Grained Soils	GRAVEL More than 50% of coarse fraction retained on the No. 4 sieve	CLEAN GRAVEL	GW	Well-graded gravels
			GP	Poorly-graded gravels
More than 50% retained on the No. 200 sieve		GRAVEL WITH FINES	GM	Gravel and silt mixtures
			GC	Gravel and clay mixtures
	SAND More than 50% of coarse fraction passes the No. 4 sieve	CLEAN SAND	SW	Well-graded sand
			SP	Poorly-graded sand
	SAND WITH FINES	SM	SM	Sand and silt mixtures
			SC	Sand and clay mixtures
Fine-Grained Soils More than 50% passing the No. 200 sieve	SILT AND CLAY Liquid Limit less than 50	INORGANIC	ML	Low-plasticity silts
			CL	Low-plasticity clays
	SILT AND CLAY Liquid Limit greater than 50	ORGANIC	OL	Low plasticity organic silts and organic clays
			MH	High-plasticity silts
	INORGANIC	CH	CH	High-plasticity clays
		OH	OH	High-plasticity organic silts and organic clays
Highly Organic Soils	Primarily organic matter with organic odor		PT	Peat

- Notes: 1) Soil classification based on visual classification of soil in general accordance with ASTM D2488.
 2) Soil classification using laboratory tests is based on ASTM D2487.
 3) Description of soil density or consistency is based on interpretation of blow count data and/or test data.

Soil Moisture Modifiers

Soil Moisture	Description
Dry	Absence of moisture
Moist	Damp, but no visible water
Wet	Visible water

Soil Particle Size Definitions

Component	Size Range
Boulders	Greater than 12 inch
Cobbles	3 inch to 12 inch
Gravel	3 inch to No. 4 (4.78 mm)
	Coarse 3 inch to 3/4 inch
Sand	Fine 3/4 inch to No. 4 (4.78 mm)
	Coarse No. 4 (4.78 mm) to No. 200 (0.074 mm)
Silt and Clay	Coarse No. 4 (4.78 mm) to No. 10 (2.0 mm)
	Medium No. 10 (2.0 mm) to No. 40 (0.42 mm)
	Fine No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt and Clay	Less than No. 200 (0.074 mm)

SOIL CLASSIFICATION SYSTEM

SUNCADIA PHASE 1, DIVISION 7



29335 NE 20th Street
Carnation, Washington 98014
(425) 333-0093

SCALE: No scale
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DATE: 12/22/15

ICE FILE NO.

1176-001

Figure

5

Depth ⁽¹⁾ (feet)	Soil Group Symbol ⁽²⁾	Test Pit Description ⁽³⁾										
Test Pit TP- 1 Approximate Ground Surface Elevation: 2,307 feet Lat 47.210536, Long -121.011016												
0.0 - 0.8		Sod and Topsoil										
0.8 - 7.0	ML	Reddish-yellow sandy SILT with a trace of fine gravel (soft to medium stiff, moist) (Loess) occasional roots to about 4.0 feet grades to stiff at about 4.0 feet										
7.0 - 9.0	GM	Light brown silty fine to coarse GRAVEL with occasional cobbles (medium dense to dense, dry to moist) (Glacial Outwash)										
Test pit completed at about 9.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed												
Test Pit TP- 2 Approximate Ground Surface Elevation: 2,304 feet Lat 47.210686, Long -121.010023												
0-0 - 0.5		Sod and Topsoil										
0.5 - 8.0	ML	Reddish-yellow sandy SILT (soft to medium stiff, moist) (Loess) grades to stiff at about 4.0 feet										
8.0 - 10.0	GM	Light brown silty fine to coarse GRAVEL with occasional cobbles (medium dense to dense, dry to moist) (Glacial Outwash)										
Test pit completed at about 10.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed Disturbed soil sample obtained at about 9.0 feet												
Test Pit TP- 3 Approximate Ground Surface Elevation: 2,296 feet Lat 47.210581, Long -121.009183												
0.0 - 3.0	ML	Dark brown sandy SILT with occasional gravel and organic material (soft, moist to wet) (Fill)										
3.0 - 4.0	GM	Gray silty fine to coarse GRAVEL with sand (medium dense, moist) (Fill)										
4.0 - 10.0	SM	Brown silty fine to medium SAND with gravel, occasional cobbles and boulders (medium dense to dense, moist) (Glacial Outwash) occasional roots to about 4.0 feet										
Test pit completed at about 10.0 feet on 12/07/15 No caving of test pit walls observed Very slow groundwater seepage observed at about 3.0 feet												
Test Pit TP- 4 Approximate Ground Surface Elevation: 2,281 feet Lat 47.210398, Long -121.008351												
0.0 - 0.4		Sod and Topsoil										
0.4 - 5.0	ML	Reddish-yellow sandy SILT with a trace of fine gravel and occasional roots (soft to medium stiff, moist) (Loess) grades to stiff at about 3.0 feet										
5.0 - 9.0	SM	Brown silty fine to medium SAND with gravel, occasional cobbles and boulders (medium dense to dense, moist) (Glacial Outwash) becomes light brown at about 8.0 feet										
Test pit completed at about 9.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed												
TEST PIT LOGS		 29335 NE 20th Street Carnation, Washington 98014 (425) 333-0093										
SUNCADIA PHASE 1, DIVISION 7												
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DESIGNED: -	1176-001											
DRAWN: BAB	Figure											
CHECKED: KSC	6											
DATE: 12/21/15												

Depth ⁽¹⁾ (feet)	Soil Group Symbol ⁽²⁾	Test Pit Description ⁽³⁾										
Test Pit TP-5 Approximate Ground Surface Elevation: 2,367 feet Lat 47.211105, Long -121.010694												
0.0 - 0.4		Sod and Topsoil										
0.4 - 4.0	SM	Dark brown and reddish-yellow silty fine SAND with occasional cobbles and boulders and abundant roots (loose, moist) (Glacial Outwash)										
4.0 - 9.0	SM	Light brown silty fine to medium SAND with gravel, occasional cobbles and boulders (medium dense to dense, moist) (Glacial Outwash)										
9.0 - 10.0	GM	Light brown silty fine to coarse GRAVEL with sand, cobbles and boulders (medium dense to dense, moist) (Glacial Outwash)										
Test pit completed at about 10.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed												
Test Pit TP- 6 Approximate Ground Surface Elevation: 2,310 feet Lat 47.210961, Long -121.009994												
0.0 - 0.5		Sod and Topsoil										
0.5 - 2.0	SM	Dark brown to reddish-yellow silty fine to medium SAND with a trace of gravel and occasional cobbles, boulders and roots (loose to medium dense, moist) (Glacial Outwash)										
2.0 - 4.0	SM	Brown fine to medium SAND with gravel, cobbles, occasional boulders and occasional roots (loose to medium dense, moist) (Glacial Outwash)										
4.0 - 8.5	GM	Gray to brown silty fine to coarse GRAVEL with sand, occasional cobbles and boulders (medium dense to dense, moist) (Glacial Outwash)										
Test pit completed at about 8.5 feet on 12/07/15 No caving of test pit walls observed No groundwater observed												
Test Pit TP- 7 Approximate Ground Surface Elevation: 2,299 feet Lat 47.210944, Long -121.009390												
0.0 - 0.5		Sod and Topsoil										
0.5 - 2.5	GM	Dark brown silty fine to coarse GRAVEL with sand, cobbles and occasional roots (loose to medium dense, moist) (Glacial Outwash)										
2.5 - 8.0	GM	Brown silty fine to coarse GRAVEL with sand, cobbles and occasional boulders (medium dense to dense, moist) (Glacial Outwash) 5-foot diameter boulder observed at about 3.0 feet grades to gray to brown at about 7.0 feet										
Test pit completed at about 8.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed												
Test Pit TP- 8 Approximate Ground Surface Elevation: 2,288 feet Lat 47.210889, Long -121.008845												
0.0 - 4.0	ML	Brown sandy SILT with a trace of fine gravel and occasional roots (soft, moist) (Fill) grades to dark brown at about 2.5 feet										
4.0 - 8.0	ML	Gray sandy SILT with a trace of roots (very stiff, moist) (Glacial Outwash)										
8.0 - 10.0	ML	Brown sandy SILT (very stiff, moist) (Glacial Outwash)										
Test pit completed at about 10.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed												
TEST PIT LOGS												
SUNCADIA PHASE 1, DIVISION 7												
 29335 NE 20th Street Carnation, Washington 98014 (425) 333-0093		<table border="1"> <tr> <td>SCALE: No Scale</td> <td>ICE FILE NO.</td> </tr> <tr> <td>DESIGNED: -</td> <td>1176-001</td> </tr> <tr> <td>DRAWN: BJB</td> <td>Figure</td> </tr> <tr> <td>CHECKED: KSK</td> <td>7</td> </tr> <tr> <td>DATE: 12/23/15</td> <td></td> </tr> </table>	SCALE: No Scale	ICE FILE NO.	DESIGNED: -	1176-001	DRAWN: BJB	Figure	CHECKED: KSK	7	DATE: 12/23/15	
SCALE: No Scale	ICE FILE NO.											
DESIGNED: -	1176-001											
DRAWN: BJB	Figure											
CHECKED: KSK	7											
DATE: 12/23/15												

Depth ⁽¹⁾ (feet)	Soil Group Symbol ⁽²⁾	Test Pit Description ⁽³⁾
Test Pit TP-9 Approximate Ground Surface Elevation: 2,269 feet Lat 47.211074, Long -121.008211		
0.0 - 3.0	ML	Dark brown sandy SILT with a trace of roots (soft, moist) (Fill)
3.0 - 12.5	ML	Brown sandy SILT (stiff to very stiff, moist) (Glacial Outwash)
12.5 - 13.0	GM	Brown silty fine to coarse GRAVEL with sand and cobbles (medium dense to dense, moist) (Glacial Outwash)
Test pit completed at about 13.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed Disturbed soil samples obtained at about 2.0 and 5.0 feet		
Test Pit TP-10 Approximate Ground Surface Elevation: 2,266 feet Lat 47.211333, Long -121.009426		
0.0 - 0.8		Sod and Topsoil
0.8 - 5.5	ML	Reddish-yellow sandy SILT with occasional roots (soft to medium stiff, moist) (Loess) grades to medium stiff to stiff at about 3.5 feet
5.5 - 9.0	GM	Light brown silty fine to coarse GRAVEL with sand and occasional cobbles (medium dense to dense, moist) (Glacial Outwash)
Test pit completed at about 9.0 feet on 12/07/15 No caving of test pit walls observed No groundwater observed		
Test Pit TP-11 Approximate Ground Surface Elevation: 2,242 feet Lat 47.211513, Long -121.009878		
0.0 - 0.8		Sod and Topsoil
0.8 - 3.0	ML	Brown sandy SILT with occasional roots (soft, moist) (Loess)
3.0 - 6.0	ML	Brown to light brown sandy SILT with a trace of fine gravel (stiff, moist) (Loess)
6.0 - 9.5	GM	Light brown fine to coarse GRAVEL with sand and occasional cobbles (medium dense to dense, moist) (Glacial Outwash)
Test pit completed at about 9.5 feet on 12/07/15 No caving of test pit walls observed No groundwater observed		
Notes: (1) The depths on the test pit logs are shown in 0.5 foot increments, however these depths are based on approximate measurements across the length of the test pit to the adjacent ground surface and should be considered accurate to 1. foot. The depths are relative to the adjacent ground surface. (2) The soil group symbols are based on the Soil Classification System, Figure 5. (3) The approximate test pit locations are shown on the Site Plan, Figure 2.		
TEST PIT LOGS		
SUNCADIA PHASE 1, DIVISION 7		
 29335 NE 20th Street Carnation, Washington 98014 (425) 333-0093		SCALE: to scale DESIGNED: - DRAWN: SFB CHECKED: KSK DATE: 12/23/15 ICE FILE NO. 1176-001 Figure 8

PRELIMINARY

Phase 1 Division 7

Narrative



Site Development Plan for Suncadia Phase 1 Division 7

Information required by Section 5.1(h) of the MountainStar Development Ordinance for the Phase 1 Division 7 Site Development Plan is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Sub phase thereof, shall include the following:

(1) A vicinity map showing the location of the Resort area encompassed within such plan.

A Site Development Plan (SDP) for Phase 1 Division 7 is provided herein ("Division 7"). 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 Recreation Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.

The Phase 1 Division 7 construction consists of 24 detached residential lots (primarily second or vacation homes), open space, common area and 4 internal phases.

(ii) Boundaries and lot lines for all parcels and lots.

Refer to the Site Development Plan Exhibit for boundary configuration of Division 7 and the location of its improvements and 4 internal phases.

(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 road bounding or near the site.

Refer to the Site Development Plan Exhibit, the Preliminary Site and Utility Engineering Summary and the Phase 1 General Site Plan revised February 16, 2005, by the Kittitas county BOCC for the names of public roads bounding or near the site. Rights in and to the Phase 1 platted roads will be granted to the Division 7 site. The proposed internal roads and utilities will be either construction or bonded for prior to the recording of the Division 7 final plat

The primary access to the site will be provided off the existing road "Suncadia Trail".

- (v) ***Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.***

Refer to the Preliminary Site and Utility Engineering Summary of this document for preliminary planning for road improvements, drainage and public utility extensions. Site grading will be associated with the internal road and development of the parcel. The roadway follow natural grades to the extent possible as an element of the site design. This design objective will minimize the amount of earthwork involved in road construction.

- (vi) ***Location of all building 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 roadway location is shown on the Site Development Plan. Dimensions of road is given in the Preliminary Site and Utility Engineering Summary Part 2. Name of road has not been determined yet.

- (ix) ***The location, type and dimensions, of Developed On-Site Recreational Facilities.***

None are proposed.

- (x) ***The location and calculations of the total area of Open Space and percentages.***

Location 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 the fire hydrant locations. The water system for the site will connect to the water main in Suncadia Trail. The water for Phase 1 Division 7 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR. The first reservoir was constructed in the summer of 2003 and the second will be constructed in the near future.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The Phase 1 Division 7 project site slopes generally to the north, south, and east. Suncadia Trail borders the south side, Swiftwater Drive the east side, Maple Leaf Loop the north side, and the Prospector golf course the west side of the project.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreation 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 the following elements (defined terms from the Development Agreement in parentheses):

- a) 24 Vacation Homesites and Associated Roadways
- b) Community/Recreational Open Space (Open Space) and Common Area

The Phase 1 Division 7 plat Vacation Homesites consist of detached resort residential units that will be accessed with individual driveways that will be created by separate easements. The detached resort residential lots range from 6,100 to 16,200 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owners(s), or any one of them, is either (i) registered to vote at such unit's Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit's Suncadia address, in which case such unit shall be considered a permanent residence.

(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.

An update to the approved MPR Land Stewardship plan ("LSP") has been submitted. Since this Site Development Plan is consistent with the approved LSP and Phase 1A Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) and Noxious Weed Control Supplement.

- a) Road edges
- b) Areas around the homes

(i) 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. Where disturbances are identified as falling within specifically targeted wildlife habitats, restoration will include compatible species as listed in the Land Stewardship Plan.

In all cases, the recommendations of the Noxious Weed Control Supplement to the Land Stewardship Plan will be implemented.

(ii) *Unirrigated sites*

Where landscapes are installed (including hydro seeded areas) "establishment" watering will occur. For a period of two growing seasons following installation hand watering with a watering truck is proposed.

(iii) *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. A further description of managed open space activities may be found in the Land Stewardship Plan.

(iv) *Irrigated areas around the Homesites*

Irrigation is allowed on a limited basis under the CC&R's, and the use of natural vegetation will be emphasized.

(6) Provisions to ensure permanence and maintenance of Open Space

The property consists of community/recreation open space tracts which will be owned and maintained as provided by the CC&R's.

A form (Exhibit M) summarizing the open space is also included in this application.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners' associations, and proposed CC&R's if any.

Suncadia 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	3 rd , 4 th Quarters 2016
Roadways	3 rd , 4 th Quarters 2016
Homes	2016-2018

(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 Mast Plan or, alternatively, and if applicable, an approved General Site Plan.

There are no deviations between the Division 5 Site Development Plan and the Phase 1 General Site Plan revised February 16, 2005.

(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.