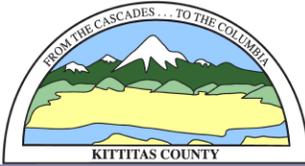


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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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”

STAFF REPORT

LEGACY AT SUNCADIA PLAT (LP-17-00003)

TO: Kittitas County Board of County Commissioners
FROM: Kittitas County Community Development Services Staff
RE: Legacy at Suncadia Preliminary Plat (LP-17-00002)
DATE: May 2nd, 2017

I. GENERAL INFORMATION

Requested Action: Steve Lathrop, authorized agent for New Suncadia, LLC, landowner, has submitted a preliminary plat application to subdivide a portion of an approximately 16.6 acre parcel into 40 plots averaging 1/3 acre. The subject property is zoned a Master Planned Resort.

Location: 1 parcel, located approximately 1 mile west of Cle Elum, in a portion of Section 20, 20N, R15E, WM in Kittitas County, bearing Assessor’s map number 20-15-20058-0184.

II. SITE INFORMATION

Total Project Size: 16.6 acres
Number of Lots: 40
Domestic Water: Community Water System
Sewage Disposal: Community Septic System
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics:

North: Wooded, bordered by golf course

South: Wooded, bordered by previous Phase, Suncadia

East: Golf Course

West: Previous Phase, Suncadia

Access: The project itself will have access from Suncadia Trail. Heritage Lane is proposed to service lots 15-24 and 33-40, while Legacy Trail will service lots 1-14 and 25-32. All three proposed roads end in cul-de-sacs.

III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

“...wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features...”

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement and was signed at that time by the BOCC. A Final Environmental Impact Statement was published by the County in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several

governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

“... impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety; and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law...”

to three conditions;

- 1. When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants, program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or it's property owners);*
- 2. When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
- 3. When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example, if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

*“... the County's environmental review of any Subsequent Action pursuant to SEPA shall **utilize the Mountain Star EIS to the fullest extent permitted by law.**¹ Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below.”*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

¹ Staff emphasis

“A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved by the Planning Director in accordance with this Section 5.1(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer, Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law.”

The proposal is consistent with the Conceptual Master Plan and the General Site Plan (which was amended in 2005 changing the project area from open space to residential; see attachments) and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

“A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan... may be reviewed and approved by the BOCC without Planning Commission review...”

Section 5.2 of the Development Agreement (attached) lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

*(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under **Section 5.1 above**². Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement....

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, “Subdivision” means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

² Staff emphasis

Notice of Application: A complete long plat application was submitted to Community Development Services on February 27th, 2017. As per section 5.1 of the development agreement the application was sent to department heads “*deemed appropriate*” on April 4th, 2017. A notice of application was sent to all property owners within 500 feet of the project site.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as being contained with the MountainStar Planned Resort Subarea and provides guidance for development which generally refers back to the development agreement and approval permit.

9.3. Land Uses

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan referred to as Index # 29, may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

9.4. Services and Facilities

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

9.5. Development Regulations

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

9.6. Subarea Implementation

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

County Wide Planning Policies:

No county wide planning policies address the MountainStar/Trendwest/Suncadia development and MPR.

V. ENVIRONMENTAL REVIEW

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

VI. AGENCY AND PUBLIC COMMENTS

Agencies and the public were provided opportunity to comment on the project. The Kittitas County Department of Public Works and the Washington Department of Archeology and Historic Preservation submitted substantive comments on the proposal. The comment letters are shown in index # () and ().

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served proposed levels of service. The lots will be served by community water and sewage systems, and the proposed roads will provide sufficient access in conjunction with the existing Suncadia Trail. CDS has conducted an administrative critical area review in accordance with KCC 17A . Setbacks will be observed by the project as proposed.

Consistency with the provision of KCC 17.37.030, Master Planned Resort:

This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 0.24 to 0.43 acres, with an average of 0.30 acres.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road. Kittitas County Public Works will be present at the hearing to address any issues with respect to roads and infrastructure.

Agency Comments:

Several agencies responded with substantive comments:

Washington Department of Archeology and Historic Preservation (DAHP)

DAHP responded with concerns in relation to pre contact archeological resources. They requested that an archeological survey be conducted, and the completed survey sent to DAHP and all interested tribes.

Kittitas County Department of Public Works

Kittitas County Public Works requires that infrastructure be guaranteed through financial devices acceptable to the county and covering at minimum 110 % of costs. In addition, civil plans must be submitted and reviewed, as well as addressing and private road naming applications. The final plat must meet the requirements noted by the county surveyor

Washington Department of Health

The Washington Department of Health commented to note that the existing community water system had sufficient capacity to service the proposed lots.

Washington Department of Fish and Wildlife:

The Department commented, and concurred that the application is consistent with both the County Conditions of Approval and the cooperative agreement between the WFDW and the Yakam Nation.

Public Comments:

One public comment was received during the comment period, and is shown in index # 23. The comment raised concerns in relation to increases in vehicle traffic, loss of wildlife habitat, and loss of cultural resources.

VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12 and Title 17.37 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Legacy at Prospector Plat Preliminary Plat LP-17-00002, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. Steven Lathrop, authorized agent for property owner New Suncadia, LLC, has submitted a Preliminary Plat application to subdivide a portion of a 16.6 acre parcel into 40 single-family residential lots with. The project is Phase 2 of Division # 3, of the Suncadia project. The project is proposed on a site zoned a Master Planned Resort (Suncadia).
2. Site Information:

The subject property is located approximately 0.75 miles west of Roslyn in the Suncadia Master Planned Resort on Swiftwater Drive. Assessor's map number: 20-14-13050-0092.

Total Project Size:	16.6 acres
Number of Lots:	40
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

- North: Wooded, bordered by golf course
South: Wooded, bordered by previous Phase, Suncadia
East: Golf Course
West: Previous Phase, Suncadia

3. The Comprehensive Plan designation is Rural Recreation.
4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
5. A complete long plat application was submitted to Community Development Services on February 27th, 2017. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate" on April 4th, 2017. A notice of application was sent to all property owners within 500 feet of the project site.
6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement,

General Site Plans and Site Development Plan and as such no additional review is required.

7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by the proposed access and water systems. The lots will be served by a community water and sewage systems, and two new private roads will serve the new lots in conjunction with the existing Swiftwater Drive. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that the project as proposed will observe all necessary setbacks.
8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
9. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
10. All roads are required to meet all Kittitas County Road Standards, which will be a condition of final approval.
11. Comments were received from agencies and the general public, and are included in the index file for review.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 6th, 2017 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
4. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures meet all requirements of applicable law.
5. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.
6. Timing of Improvements: This application is subject to the latest revision of the MountainStar Development

Agreement, The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.

7. All development, design and construction shall comply with all applicable laws, as defined in the Development Agreement.
8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.
9. Lot and road dimensions are to be shown on the face of the plat.
10. The plat shall show all streams running through the property.
11. Private Road Naming: A Private Road Naming application will be required prior to final approval.
12. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.
13. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.
14. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.
15. Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.
16. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included within such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

Date & Time: Wed Apr 26 15:21:57 PDT 2017

Position: +047.20999° / -121.00793°

Altitude: 2292ft

Datum: WGS-84

Azimuth/Bearing: 067° N67E 1191mils (True)

Elevation Grade: -004%

Horizon Grade: +003%

Zoom: 1X

edge of lots



LP-17-00002 Legacy

Location of Photo

Date & Time: Wed Apr 26 15:35:30 PDT 2017

Position: +047.21135° / -121.00692°

Altitude: 2259ft

Datum: WGS-84

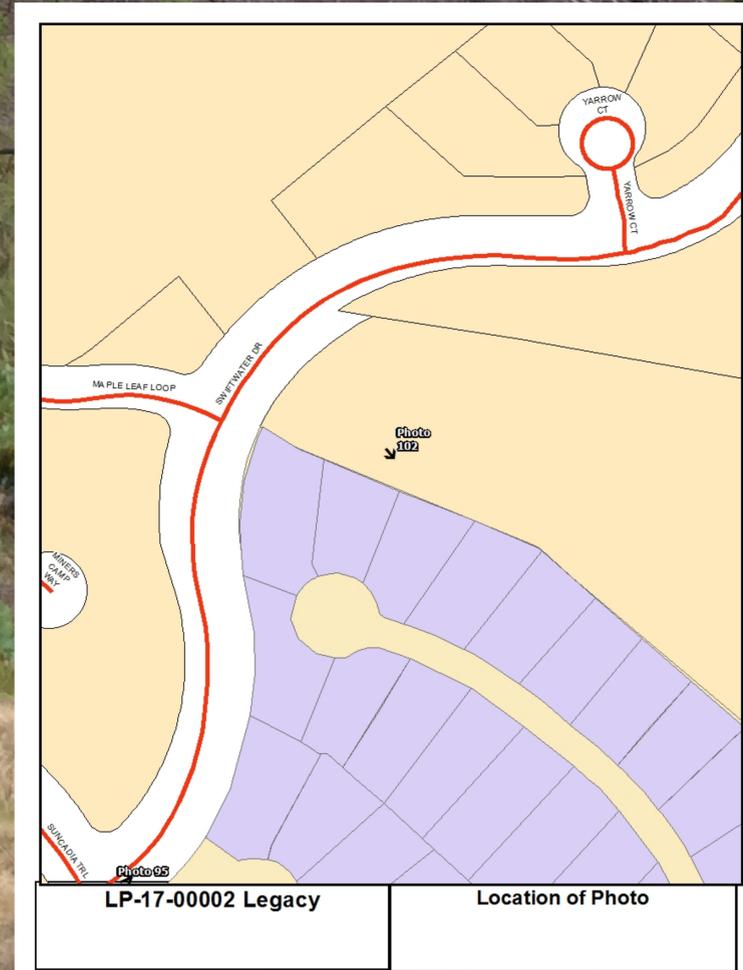
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Elevation Grade: -000%

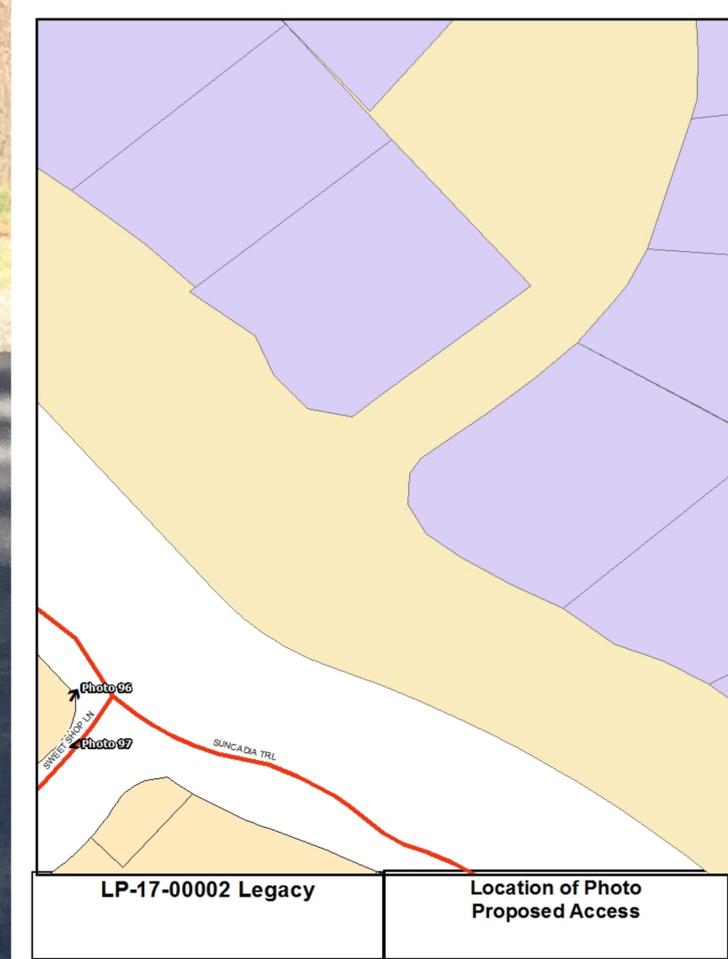
Horizon Grade: +000%

Zoom: 1X

north end



Date & Time: Wed Apr 26 15:29:35 PDT 2017
Position: +047.20855° / -121.00640°
Altitude: 2288ft
Datum: WGS-84
Azimuth/Bearing: 031° N31E 0551mils (True)
Elevation Grade: +000%
Horizon Grade: +000%
Zoom: 1X
Corner of Sweet Shop and Suncadia Trail



Date & Time: Wed Apr 26 15:39:37 PDT 2017

Position: +047.20704° / -121.00227°

Altitude: 2233ft

Datum: WGS-84

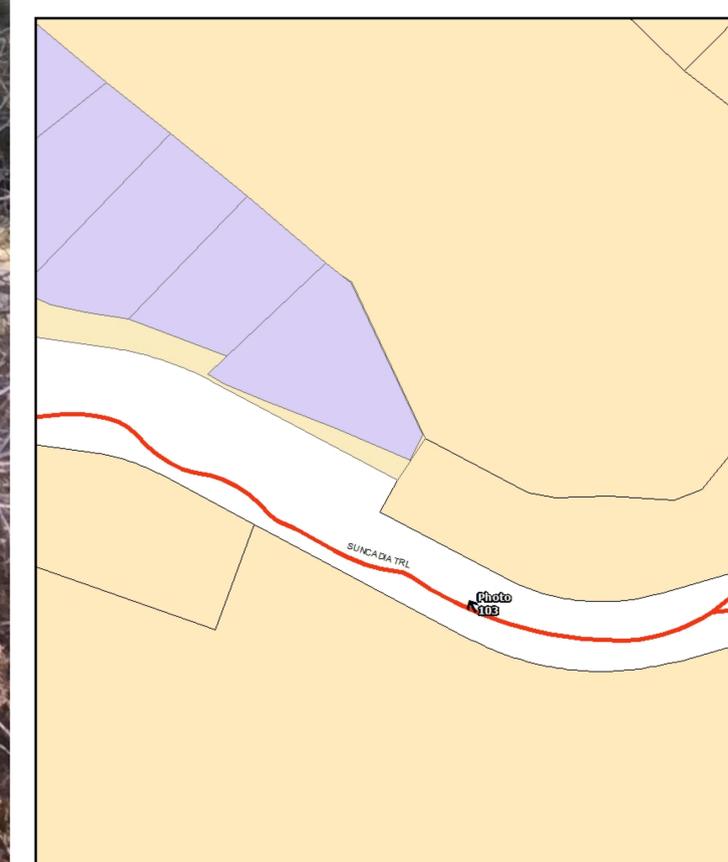
Azimuth/Bearing: 332° N28W 5902mils (True)

Elevation Grade: +000%

Horizon Grade: +000%

Zoom: 1X

se end



LP-17-00002 Legacy

Location of Photo

From: [Downes, Scott G \(DFW\)](#)
To: [Dusty Pilkington](#)
Cc: [Renfrow, Brent D \(DFW\)](#)
Subject: RE: LP-17-00002 The Legacy at Prospector Plat-WDFW Comments
Date: Wednesday, April 26, 2017 1:31:22 PM

Dusty,

WDFW has reviewed the application for the Legacy at Prospector which is also Suncadia Phase 1, Division 6 of Suncadia Master Plan Resort (MPR). As part of the review, I have reviewed the application comparing it to existing commitments in the County Conditions of Approval for the MPR and the Cooperative Agreement between WDFW and Yakama Nation. It appears that the application is consistent with both of those agreements. WDFW does not have additional conditions/comments on this plat beyond the standing conditionals of approval for the Suncadia MPR and request that the standing county conditions of approval and agreements with WDFW be part of the conditions of approval if this application is approved.

Let me know if you have any questions. Thanks.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, April 11, 2017 8:02 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Myers, Holly (DOHI); Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; ECY RE SEPA REGISTER; ECY RE SEPA REGISTER; Clear, Gwen (ECY); Reed, Catherine D. (ECY); Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); SEPA (DAHP); Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; Mau, Russell E (DOH); Serr, Ben A (DOH); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; brooksideconsulting@gmail.com; Deborah.j.knaub@usace.army.mil; Stoner, Jana; terry@nkctribune.com; Joanna Markell; lonnie_allphin@ksd403.org; Lucas Huck; Karen Hodges; Justin Turnbull; Mark Cook
Subject: LP-17-00002 The Legacy at Prospector Plat

Greetings. I am requesting comments on this Long Plat. Anyone with an interest can comment, and the comment period ends 04/26/2017. Click the links below to view information on the permit.

[LP-17-00002 The Legacy at Prospector \(County Departments\)](#)
[LP-17-00002 The Legacy at Prospector \(Outside County Network\)](#)

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law

To:

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

Re: The Legacy at Prospector (LP-17-00002)

The road completed last summer that exits the resort to SR-903 provides additional egress from the resort other than the main entry/exit on Bullfrog. The new road has the potential to route traffic from The Legacy at Prospector (LP-17-00002), or the resort as a whole, through the town of Roslyn on SR-903. Master Planned Resort traffic should be required to exit the resort on Bullfrog, not via SR-903 and Roslyn. Roslyn's historic nature/classification should not be compromised by turning SR-903 into a busy thoroughfare – something that Roslyn has never been.

In addition to the issue of traffic, the Legacy at Prospector (LP-17-00002) will adversely impact wildlife habitat. In particular, the elk that are fed near the Nelson Dairy recreational facility are gradually being squeezed from their historic habitat areas. Please work with WDFW and the Yakama Nation to provide adequate habitat, including a migration corridor between the resort properties and the public lands to the north and east.

Thank you for your consideration of both issues, traffic and wildlife, and please inform me of any decisions regarding this development proposal.

Sincerely,
Henry Fraser
P.O. Box 409
Roslyn, WA 98941
fullerfraser@gmail.com



April 24, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2017-04-02893
Property: LP-17-00002 The Legacy at Prospector Plat
Re: Archaeology - Survey Requested

Dear Ms. Pilkington:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. The project area is in an area that contains multiple historic archaeological sites associated with historical coal mining. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed

We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be submitted to DAHP and the interested Tribes for review prior to any ground disturbance. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Gretchen Kaehler". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation

NOTICE OF APPLICATION

Project Name (File Number): The Legacy at Prospector (LP-17-00002)

Applicant: Steven Lathrop, authorized agent for New Suncadia LLC, landowner

Location: 1 parcel, located approximately 1 mile west of Cle Elum, in a portion of Section 20, 20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-20058-0184.

Proposal: Steve Lathrop, authorized agent for New Suncadia, LLC, landowner, has submitted a preliminary plat application to subdivide a portion of an approximately 16.6 acre parcel into 40 plots averaging 1/3 acre. The subject property is zoned a Master Planned Resort.

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/current-planning.aspx?title=LongPlats> Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on April 26th, 2017. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. The record will be available for public viewing at CDS, published for informational purposes on the county web site, and disclosed as part of any inquiry submitted to the county under the Washington State Public Records Act (RCW 42.56). Individuals, organizations, and public entities submitting comments which include contact information (email or USPS mailing return addresses) will become parties of record and as such will receive notifications, determinations, and decisions as well as have an opportunity to appeal decisions and determinations as outlined in Kittitas County Code (KCC) 15A.06.010, RCW 43.21C.060, RCW 43.21C.075, and RCW 36.70C where appropriate. Kittitas County shall not be held responsible for the disclosure of sensitive or confidential information submitted as part of a comment letter for this application or any other land use activity subject to public comment.

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 April 3rd, 2017.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners for May 2nd, 2017 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): Dusty Pilkington, Staff Planner: (509) -962-7079; email dusty.pilkington@co.kittitas.co.wa

Notice of Application: Wednesday, April 5th, 2017
Application Received: Monday, February 27th, 2017
Application Complete: Monday, April 3rd, 2017
Publication Date Daily Record: Wednesday, April 5th, 2017
Publication Date Tribune: Thursday April 6th, 2017



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor
DATE: March 27, 2017
SUBJECT: County Survey Review of Preliminary Plat LP-17-00002 (Suncadia)

Changes required

1. Lot and road dimensions to be shown on the face of the plat (KCC:16012.020(8)).

Code elements specifically not enforced within this review

1. Proposed platted boundary lines, lot and road dimensions and gross acreage, sheet 1. (KCC:16.12.020(8)) and (KCC:16.12.030(6))
As long as this information is included, the page number that it is on is not important, although Sheet 1 is the accepted standard. Other departments may view this requirement as pertinent.

Respectfully,

Justin Turnbull

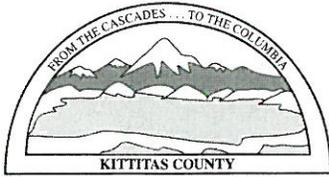
Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Gretchen Kaehler". The signature is written in a cursive style with a long, sweeping underline.

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I ^{KB}

DATE: April 5, 2017

SUBJECT: The Legacy at Prospector Phase 1 Division 6

The following shall be conditions of preliminary approval:

1. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included within such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

Exhibit F-1 Suncadia MPR Conditions of Approval:

A-2 (a) Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.

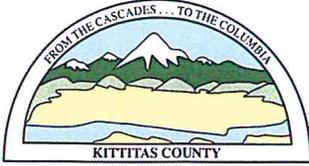
2. Private Road Naming: Private Road Names will be required to complete a private road naming application prior to final approval.
3. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement

Page 1 of 1

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

G:\PLANNING\Development\Plats\Suncadia The Legacy at Prospector Phase 1 Div 6\Planning Comments 3-29-17.doc



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"

Affidavit of Mailing & Publication

PROPOSAL NAME: The Legacy at Prospector Plat (LP-17-00002)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 4th, 2017

I certify that the following documentation:

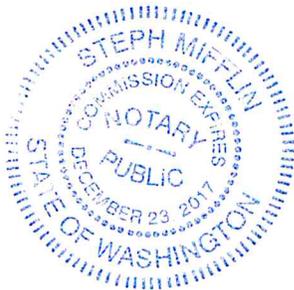
- Notice of Application The Legacy at Prospector Plat (LP-17-00002)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.


Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this April 4th, 2017




Signature
Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: December 23rd, 2017

FERRELLI, TONY & AMANDA

9304 110TH PL NE
KIRKLAND
WA
98033-4257
LEE, JASON & CARRIE

141 SWEETSHOP LN
CLE ELUM
WA
98922-8695
BAKKEN, RICHARD L

22523 NE 18TH ST
SAMMAMISH
WA
98074-6511
SEGRESS, JON & MARGIE

101 SWEETSHOP LN
CLE ELUM
WA
98922-8695
CARINO, FREDERICH & MARIA

21042 SE 5TH ST
SAMMAMISH
WA
98074
HANCOCK, CHRISTOPHER S & MELISSA

1550 MANCHESTER ST
RICHLAND
WA
99352-9215
THETFORD, TED W

26 SWEETSHOP LN
CLE ELUM
WA
98922-8725

BELLAMY, JEFFREY D & SARAH E

23449 SE 51ST PL
ISSAQUAH
WA
98029-6809
SUNCADIA RESIDENTIAL OWNERS
ASSOCIATION

PO BOX 944
ROSLYN
WA
SMITH, CHRISTOPHER S & PATRICIA ANN

2729 37TH AVE SW
SEATTLE
WA
98126-2108
ENEBO, ALLEN & MICHELLE

1530 25TH AVE NE
ISSAQUAH
WA
98029-2623
FANT, JOSHUA & MELISSA

2212 QUEEN ANNE AVE N BOX 401
SEATTLE
WA
98109-2312
ARNTS, GARY & BECKISUE

2372 SUNCADIA TRAIL
CLE ELUM
WA
98922
NEW SUNCADIA HOSPITALITY LLC

770 SUNCADIA TRL
CLE ELUM
WA
98922-3214

COOGAN, ERICA L & RYAN S

111 SWEET SHOP LN
CLE ELUM
WA
98922-8695
NEW SUNCADIA LLC
C/O GARY KITTLESON
4244 BULLFROG RD STE 1
CLE ELUM
WA
98922-8717
OLSON, KEITH R & JODI

3717 FOREST BEACH DR NW
GIG HARBOR
WA
98335-5818
BELLISS HOMES LLC

PO BOX 894
MAPLE VALLEY
WA
98038-0894
MORTIMORE, BRETT & CAROL J

11804 NE 157TH ST
BOTHELL
WA
98011-4137
GRANGER, DARIN & BRITTANY
GRANGER, PETER & LINDA
4014 AURORA AVE N STE B
SEATTLE
WA
98103-7827
MINERS CAMP LLC

28249 108TH AVE SE
AUBURN
WA
98092-4063



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”

Project Name (File Number): The Legacy at Prospector (LP-17-00002)

Applicant: Steven Lathrop, authorized agent for New Suncadia LLC, landowner

Location: 1 parcel, located approximately 1 mile west of Cle Elum, in a portion of Section 20, 20N, R15E, WM in Kittitas County, bearing Assessor’s map number 20-15-20058-0184.

Proposal: Steve Lathrop, authorized agent for New Suncadia, LLC, landowner, has submitted a preliminary plat application to subdivide a portion of an approximately 16.6 acre parcel into 40 plots averaging 1/3 acre. The subject property is zoned a Master Planned Resort.

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/current-planning.aspx?title=Long Plats> Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on April 26th, 2017. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. The record will be available for public viewing at CDS, published for informational purposes on the county web site, and disclosed as part of any inquiry submitted to the county under the Washington State Public Records Act (RCW 42.56). Individuals, organizations, and public entities submitting comments which include contact information (email or USPS mailing return addresses) will become parties of record and as such will receive notifications, determinations, and decisions as well as have an opportunity to appeal decisions and determinations as outlined in Kittitas County Code (KCC) 15A.06.010, RCW 43.21C.060, RCW 43.21C.075, and RCW 36.70C where appropriate. Kittitas County shall not be held responsible for the disclosure of sensitive or confidential information submitted as part of a comment letter for this application or any other land use activity subject to public comment.

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 April 3rd, 2017.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners for May 2nd, 2017 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.



The Legacy
at Prospector
LP-17-00002

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

LP-17-00002
The Legacy at Prospector

Aerial View

Critical Areas Checklist

Monday, April 03, 2017

Application File Number



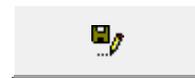
Planner

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?

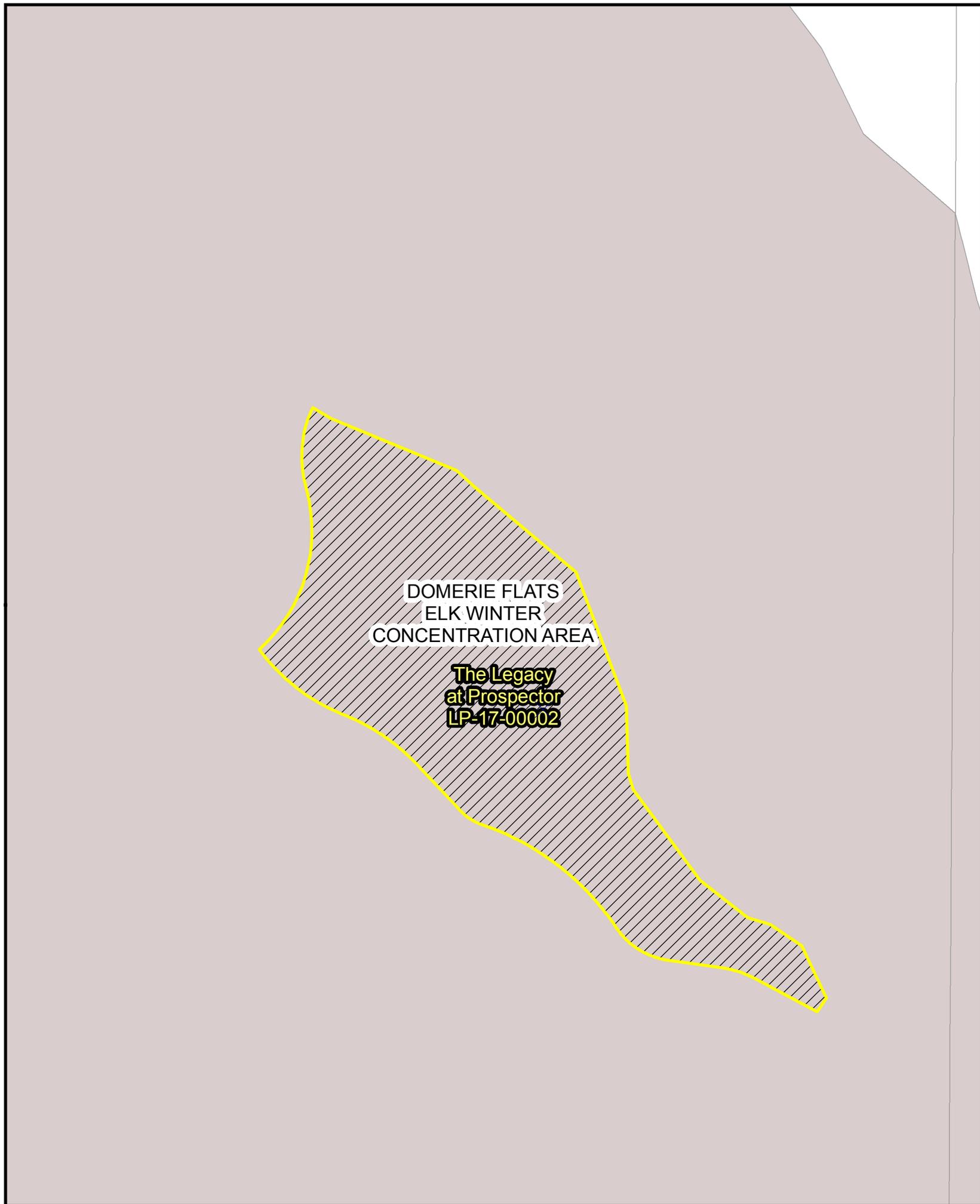
Is the project parcel in or near a Coal Mine area? Yes No

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?



DOMERIE FLATS
ELK WINTER
CONCENTRATION AREA

**The Legacy
at Prospector
LP-17-00002**

LP-17-00002
The Legacy at Prospector

Priority Habitat



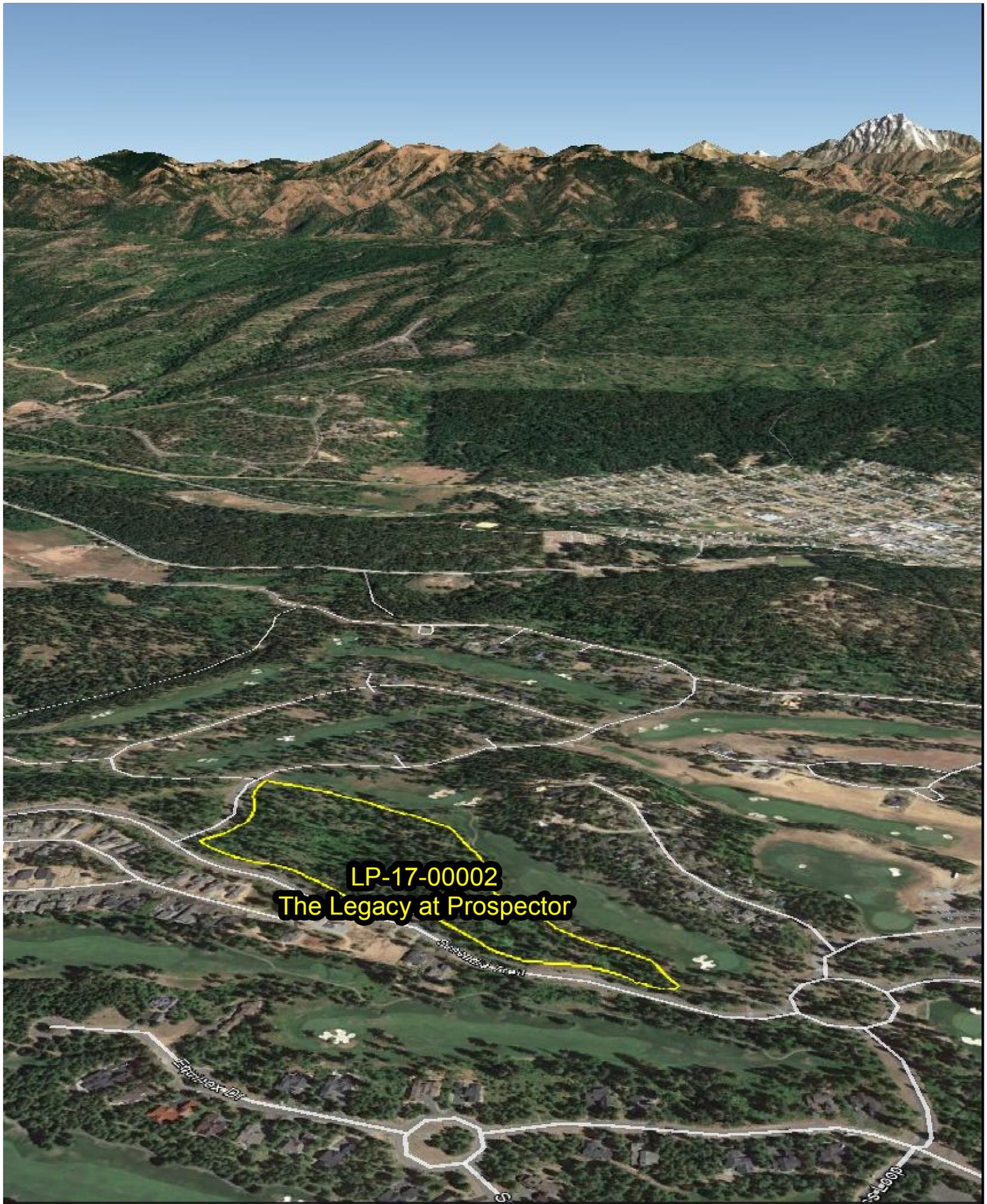
*Fire District
7 (Cle Elum)*

*Cle Elum-Roslyn
School District*

**The Legacy
at Prospector
LP-17-00002**

LP-17-00002
The Legacy at Prospector

District



LP-17-00002
The Legacy at Prospector

LP-17-00002
The Legacy at Prospector

Oblique View



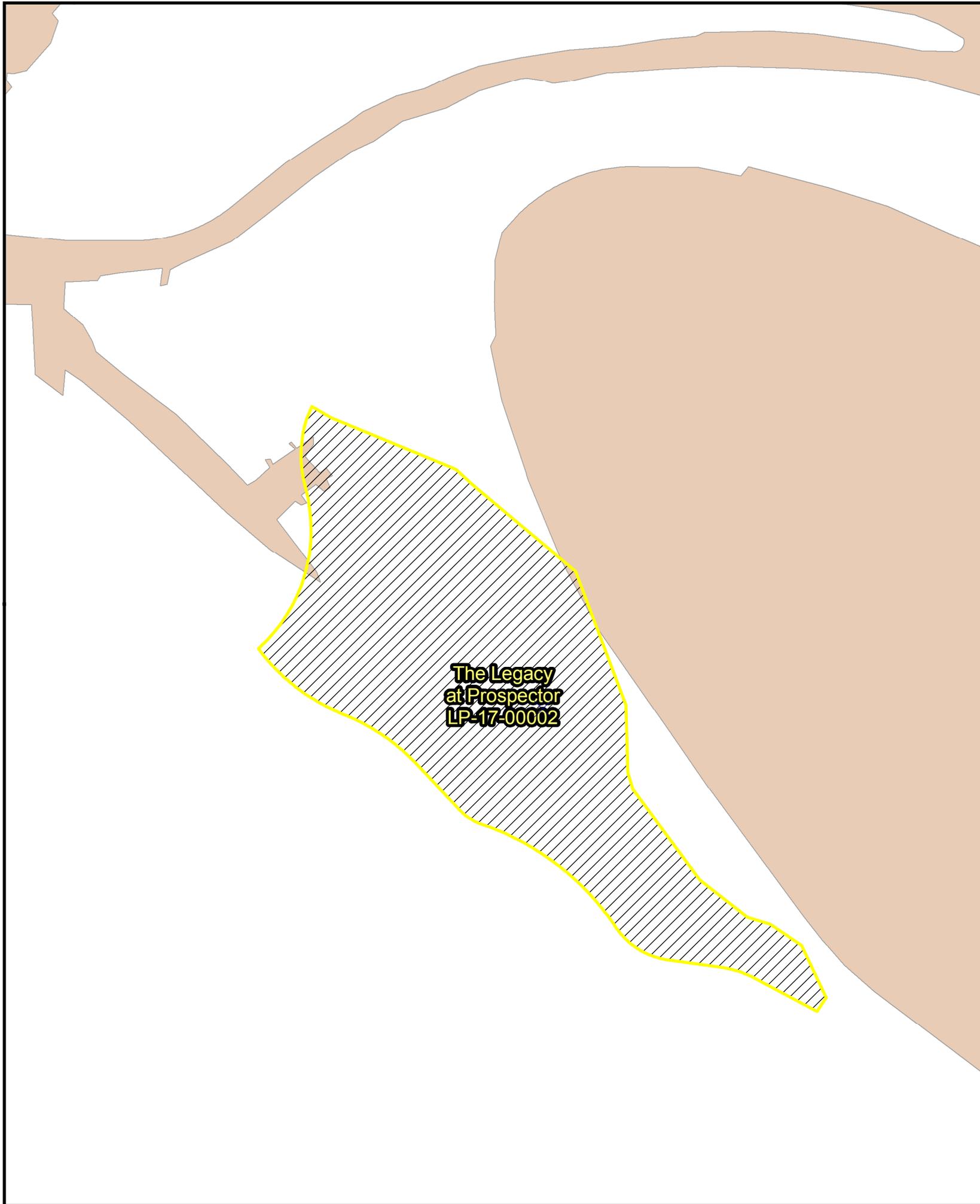
*Fire District
7 (Cle Elum)*

*Cle Elum-Roslyn
School District*

**The Legacy
at Prospector
LP-17-00002**

LP-17-00002
The Legacy at Prospector

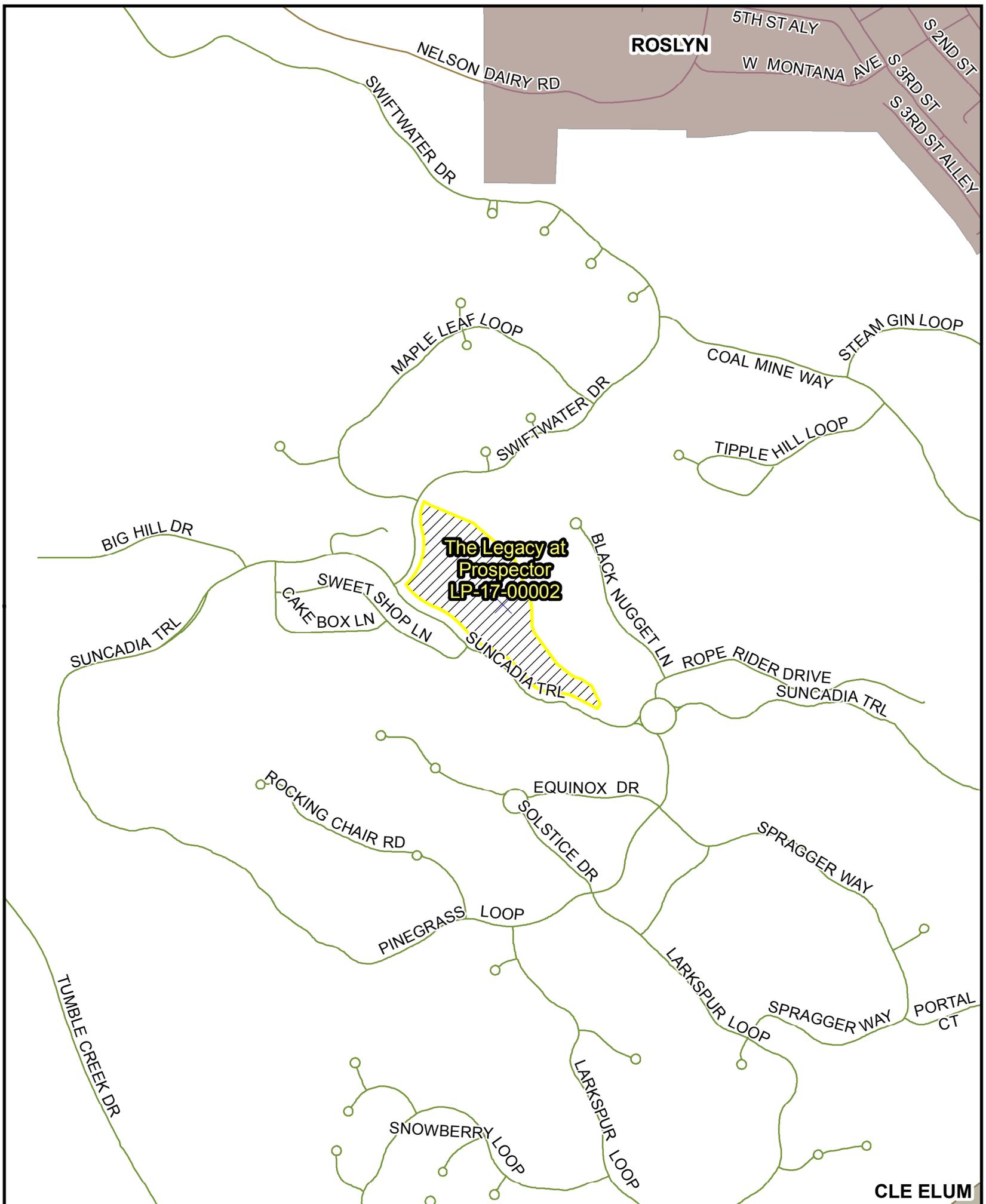
Districts



**The Legacy
at Prospector
LP-17-00002**

**LP-17-00002
The Legacy at Prospector**

Coal Mine Shaft Boundaries



LP-17-00002
The Legacy at Prospector

Vicinity Map

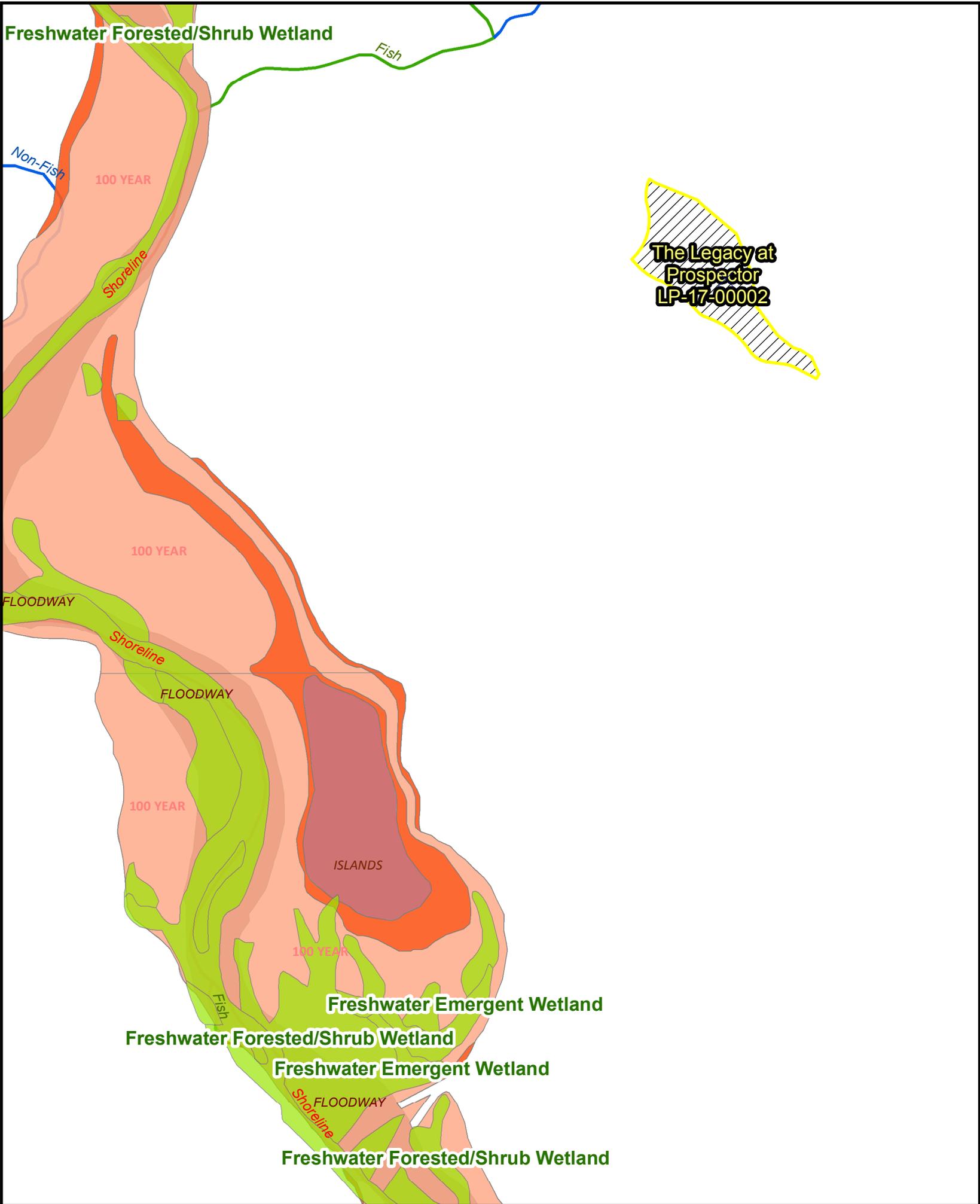


**The Legacy at
Prospector
LP-17-00002**

Master Planned
Resort
Zoning

LP-17-00002
The Legacy at Prospector

Zoning



LP-17-00002
The Legacy at Prospector

Critical Areas



LP-17-00002
The Legacy at Prospector

Nearby Parcels



**The Legacy at Prospector
(Phase 1 Division 6)
Site Development Plan Application**

**Suncadia
Master Planned Resort**

**Owner/Developer: New Suncadia, L.L.C.
Cle Elum, Washington**

February 27, 2017

**ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



www.esmcivil.com



February 27, 2017

Mr. Doc Hansen, Planning Official
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926

**RE: Suncadia The Legacy and Prospector (Phase 1 Division 6)
Site Development Plan and Preliminary Plat**

Dear Doc:

On behalf of New Suncadia, LLC., ESM Consulting Engineers LLC. is submitting 8 copies and a PDF on CD of the enclosed listed documents in support of The Legacy at Prospector (Phase 1 Division 6) Site Development Plan and Preliminary Plat:

- Long Plat Application
- SEPA Checklist and SEPA Attachment
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M
- Conceptual Utility Exhibit
- Preliminary Plat Sheets
- Certificate of Title (Title Report)

In addition, the following information is also provided:

Owner of Record: New Suncadia LLC
770 Suncadia Trail
Cle Elum, WA 98922
509-649-3906
Contact: Mr. Cape Powers

Additional Authorized Agent: F. Steven Lathrop
Lathrop, Winbauer, Harrel, Slothower & Denison LLP
P. O. Box 1088
Ellensburg, WA 98926
509-925-6916

Mr. Doc Hansen
February 27, 2017
Page 2

Legal Description: Tract Z-2, Plat of "Suncadia Phase 1 Division 3", Auditor's File No. 200505040001, Being a portion of Sections 19 and 20, Township 20 North, Range 15 East, W.M., Kittitas County, State of Washington; together with that portion of Tract G-6 of said plat.

Tax Parcel Number: 20-15-20058-0184

Property Size: The parcel created by this application is 16.8 acres.

Sincerely,

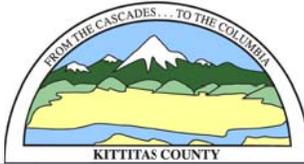
ESM CONSULTING ENGINEERS, LLC.



LAURA BARTENHAGEN, P.E., LEED® AP
Principal

Enclosures

Cc: F. Steven Lathrop, LWHS (1 copy)
Cape Powers, New Suncadia LLC (2 copies)



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"

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; width: 150px; height: 80px; margin: 0 auto;"></div> DATE STAMP IN BOX		

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: New Suncadia LLC
Mailing Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-649-3906
Email Address: cpowers@suncadia.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: F. Steven Lathrop
Mailing Address: P.O. Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916
Email Address: steve@lwhsd.com

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

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: East of intersection of Suncadia Trail and Swiftwater Drive
City/State/ZIP: Cle Elum, WA 98922-8717

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

See Preliminary Plat Documents.

6. Tax parcel number: 20-15-20058-0184

7. Property size: 16.8 (acres)

8. Land Use Information:

Zoning: Master Planned Resort Comp Plan Land Use Designation: Resort Residential

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 (Circle) No
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 Land Owner of Record (required for application submittal):

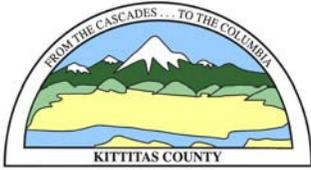
NEW SUNCADIA, LLC,
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,
A Delaware Limited Liability Company,
Its: Managing Member

By: LDD Suncadia Manager, Inc.,
A Delaware Corporation
Its: Manager

By: JOE T WALSH Date 2/22/17
Its: SENIOR VICE PRESIDENT

By: GARY A KITTLESON Date 2/22/17
Its: VICE PRESIDENT



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"

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:

Please adjust the format of this template as needed. 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 nonproject proposals: [\[help\]](#)

For nonproject 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): <hr/>	DATE: <hr/>	RECEIPT# <hr/>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div> <p style="text-align: center; font-size: small;">DATE STAMP IN BOX</p>
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

2. Name of applicant: [\[help\]](#)

3. Address and phone number of applicant and contact person: [\[help\]](#)

4. Date checklist prepared: [\[help\]](#)

5. Agency requesting checklist: [\[help\]](#)

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

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. [\[help\]](#)

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

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.) [\[help\]](#)

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. [\[help\]](#)

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

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. [\[help\]](#)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

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. [\[help\]](#)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

2. Air [\[help\]](#)

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. [\[help\]](#)

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

3. **Water** [\[help\]](#)

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. [\[help\]](#)

- 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. [\[help\]](#)

- 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. [\[help\]](#)

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

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

- 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. [\[help\]](#)

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. [\[help\]](#)

- 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. [\[help\]](#)

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. [\[help\]](#)

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

5. Animals [\[help\]](#)

- 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. [\[help\]](#)

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. [\[help\]](#)
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
 - 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. [\[help\]](#)

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. [\[help\]](#)

4) Describe special emergency services that might be required. [\[help\]](#)

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

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. [\[help\]](#)

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

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? 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? [\[help\]](#)

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

c. Describe any structures on the site. [\[help\]](#)

- d. Will any structures be demolished? If so, what? [\[help\]](#)

- e. What is the current zoning classification of the site? [\[help\]](#)

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

- j. Approximately how many people would the completed project displace? [\[help\]](#)

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

13. Historic and cultural preservation [\[help\]](#)

- 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 ? If so, specifically describe. [\[help\]](#)

 - 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. [\[help\]](#)

 - 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. [\[help\]](#)

 - 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. [\[help\]](#)
-

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

- 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? [\[help\]](#)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

- d. 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). [\[help\]](#)_____

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

- 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? [\[help\]](#)

g. 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. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Please refer to the MPR Conditions of Approval, Sections C-1 through C-20B.

15. Public Services [\[help\]](#)

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. [\[help\]](#)

There would be a small increase in demand for fire and police protection, schools, and health care facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Measures are outlined in the MPR Conditions of Approval, Sections C-30 through C-47 would reduce impacts.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, ~~septic system~~, other _____

All utilities listed above are available to the site.

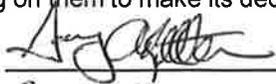
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, natural gas, telephone cable television, refuse, water, and sewer services are proposed at the site.

C. Signature [\[help\]](#)

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 _____

GARY A. KITTRESON

Position and Agency/Organization _____

VICE PRESIDENT OF LDD Suncadia Manager, Inc., manager of

Date Submitted: _____

2/22/17

Suncadia Operating Member, LLC, managing member of New Suncadia, LLC

D. supplemental sheet for nonproject actions [\[help\]](#)

(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.

**Attachment to
SEPA Environmental Checklist
The Legacy at Prospector (Phase 1 Division 6)**

Introduction

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

A. BACKGROUND

3. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.

The following environmental information has been prepared for the Suncadia MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. (“DEIS”)
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. (“FEIS”)
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. (“EIS Addendum”)
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2002. (“Cle Elum FEIS”)

B. ENVIRONMENTAL ELEMENTS

1. EARTH

d. Are there surface indications or history of unstable soils in the immediate vicinity?

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. The Legacy at Prospector plat has been mapped as Zone 4 “Low Hazard Risk.”

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

For The Legacy at Prospector roadway and utility infrastructure construction, the estimated grading quantities are approximately 1,500 cubic yards of cut and approximately 1,200 cubic yards of fill. Cut material will likely be deposited to another project site within the MPR. Materials for utility backfill and road base would be imported from offsite sources.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Suncadia, LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to development of The Legacy at Prospector. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No. WA-005236-1). Conditions of the permit specify erosion control measures that will be used during construction activities.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Air Quality is discussed in Sections 3.5 and 4.5 of the DEIS. During construction, wind-blown dust and emissions from construction equipment could travel off-site. Construction emissions would be minor and short-term. When construction is complete, air emissions would include those typical from automobiles and would be low in volume, corresponding to the small traffic volumes produced by light-density residential use and golf course traffic. Wood-burning stoves and fireplaces will not be permitted in the completed homes.

3. WATER

a. Surface

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 streams or river it flows into.

No surface water body is located on the property. Information on surface waters and wetlands throughout the MPR site is provided in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS.

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

The proposed MPR water supply system, including water quantities and water rights transfers, is described in detail in Sections 2.4 and 3.3 and Appendix A of the FEIS and in Sections 3.4 and 3.16 and Appendices B and C of the Cle Elum/UGA FEIS. Surface water diversions to supply the MPR, including The Legacy at Prospector, would be required from the Yakima River (via previously constructed diversion facilities). The Kittitas County Water Conservancy Board and the Washington Department of Ecology have approved the water rights transfer applications needed to allow this diversion.

c. Water Runoff (including storm water):

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 roads, buildings, landscaped areas, and open space areas would be controlled through collection in catch basins and pipes or grass lined ditches and conveyed to offsite water quality, detention, and infiltration facilities as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater runoff from roads would be treated for water quality on and offsite using best management practices as outlined by Department of Ecology and the MPR Conditions of Approval sections B-9 through B-16. Proposed methods of stormwater treatment include onsite grass lined ditches and offsite bio-infiltration, biofiltration swales, and/or wetpond treatment.

5. ANIMALS

b. List any threatened or endangered species known to be on or near the site.

Appendix E of the DEIS discuss threatened, endangered, sensitive and other priority wildlife species in detail. These include federal species of concern, and state candidate species, some of which have been found on the MPR site.

Goshawk – Federal Species of Concern

Pileated Woodpecker – State Sensitive Species

Bald Eagles (State and Federal threatened species) occasionally forage along the Cle Elum and Yakima Rivers. No nesting, roosting, or winter concentration areas for bald eagles are located on the MPR site.

Steelhead (*Oncorhynchus mykiss*) and bull trout (*Salvelinus confluentus*) are listed as threatened species under the federal Endangered Species Act and are present near the MPR site. Westlope cutthroat trout (*Onchorhynchus clarki lewisi*) is a federal species of concern found in the area.

d. Proposed measures to preserve or enhance wildlife, if any.

A land stewardship plan has been prepared for the MPR and will be adhered to. The Land Stewardship plan identifies 15 different management zones, including provisions for wildlife enhancement. Section 4.4.3 and Appendix E of the DEIS, Section 3.4.3 of the FEIS, and the Land Stewardship Plan discuss mitigation measures to retain or enhance wildlife habitat.

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.

Project construction would include the health and safety hazards typical for residential and infrastructure construction. Hazards after project completion would be typical of those for residential and recreational uses.

1) Describe special emergency services that might be required.

The need for fire protection and emergency response/aid services during MPR construction and operation is discussed in Section 4.13 of the DEIS. The additional fire protection services needed would be provided by local jurisdictions, primarily Fire District No. 7. Emergency medical services would be provided by Fire District No. 7 and the Kittitas County Hospital. No needs for special emergency services would apply to construction or operation of the proposed action.

2) Proposed measures to reduce or control environmental health hazards, if any.

Construction contractors would follow standard safety practices for the applicable types of construction. Furthermore, the Suncadia fire station at 31 Fire House Road (at the northwest intersection of Bullfrog Road) is able to provide quick response to hazards.

b. Noise

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise impacts and mitigation measures are discussed in Section 4.6 of the DEIS and Sections B-46 through B-50 of the MPR Conditions of Approval.

During construction, temporary increases in sound would occur on area roadways due to haul vehicles transporting construction materials to and from the project site. Typical construction noise would include truck traffic, construction equipment, and building construction. After construction, noise would include those sounds typically associated with a residential community, including traffic, garbage collection, and outdoor recreation use.

3) Proposed measures to reduce or control noise impacts, if any.

During construction, the Kittitas County noise ordinance will be followed, and construction hours will be limited. Construction equipment would utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures. In addition, idle equipment may be turned off and construction would be limited to daytime hours. In addition, the MPR Conditions of Approval (Sections B-46 through B-50) will be adhered to.

Snowmobile use is limited within the MPR by C-13.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The Legacy at Prospector property is undeveloped and located between the Prospector golf course to the northeast, Phase 1 Division 5 property to the south (Prospector 's Reach), and Phase 1 Division 7 (Miner's Camp) to the west.

1. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any.

The Legacy at Propsector site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the Master Planned Resort development agreement that has been adopted by Kittitas County ordinance, and the Phase 1 General Site Plan as revised on February 16, 2005.

9. HOUSING

c. Proposed measures to reduce or control housing impacts, if any.

Measures to reduce or control housing impacts are required under the MPR Conditions of Approval Sections C-59 through C-61. Under C-60 in particular, the private sector external to the MPR continues to supply adequate housing stock and no further measures or mitigation are required at this time.

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?

Residential 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 material.

b. What views in the immediate vicinity would be altered or obstructed?

Visual impacts and mitigation measures are discussed in Section 4.11 of the DEIS. The forested setting would change to a developed landscape, which would be suburban in character. The developed areas would include views of vegetation intermixed with roadways, building rooftops and facades, vehicles and maintained landscape and lawn areas. There would likely be occasions in the vicinity of the MPR where viewing position and topography would allow limited views of development. No significant views would be obstructed, and the degree of change evident in these views would not be large.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Suncadia has adopted and is implementing architectural design guidelines and requirements to reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would include retention of vegetation for buffers and screening, and use of unobtrusive building materials with natural colors and textures. A design review committee will review architectural design of all proposed structures. Sensitive site design and the use of natural materials would be encouraged. Retention of vegetation within and around the proposed development would reduce the extent of development visible from distant viewpoints. The guidelines set forth in the MPR Conditions of Approval, Sections C-21 through C-23, will be adhered to.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Section 3.11, Section 4.11, Appendix I of the DEIS, and Section 3.11 of the FEIS include discussions of light and glare issues. As discussed in the EIS, roads and structures within The Legacy at Prospector would have minimal nighttime lighting. Typical levels of light associated with residential development would be the prominent light sources. Vehicle headlights on roads would contribute to light emissions. Increased traffic would contribute to off-site light and glare.

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. In addition, a “dark sky” lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). These requirements are consistent with the MPR Conditions of Approval, C-24 through C-26.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Section 3.12 of the DEIS documents existing recreational opportunities in the area of the MPR. Current or recent recreational uses on or adjacent to the site, such as golf courses, an extensive trail system, swimming facilities, an ice rink, and Bautista and Dawson Park have been limited to selected types of low-intensity, informal recreation, including hiking, horse riding, fishing, golf, swimming, and ice skating. Snowmobiling through the MPR property is not allowed except as strictly limited by the CC&R’s consistent with the County Conditions of Approval.

13. HISTORIC AND CULTURAL PRESERVATION

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no known archeological sites on or in the immediate vicinity of the project site. Section 4.10 and Appendix H of the DEIS and 3.10 of the FEIS discuss potential impacts and mitigation measures for discovery and preservation of cultural resources. The Draft EIS also identifies 101 known cultural resources on the MPR site. Most of the 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 lithic scatters (flakes and fragments from stone tool-making activity) or isolated finds.

14. TRANSPORTATION

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic impacts of the MPR, including The Legacy at Prospector, are identified in the Sections 3.9 and 4.9 of the DEIS and Appendix D of the FEIS. Based on the analysis parameters applied for the EIS and the number of units in this development, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.

Signature

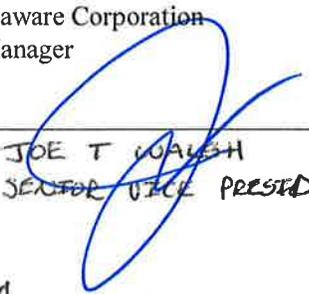
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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

NEW SUNCADIA, LLC,
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,
A Delaware Limited Liability Company,
Its: Managing Member

By: LDD Suncadia Manager, Inc.,
A Delaware Corporation
Its: Manager

By: 
Its: ~~SECTOR~~ VICE PRESIDENT

Date

2/22/17

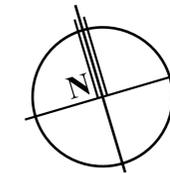
By: 
Its: VICE PRESIDENT

Date

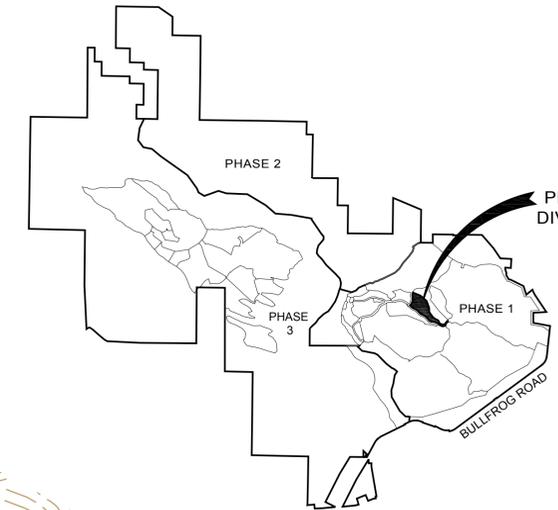
2/22/17



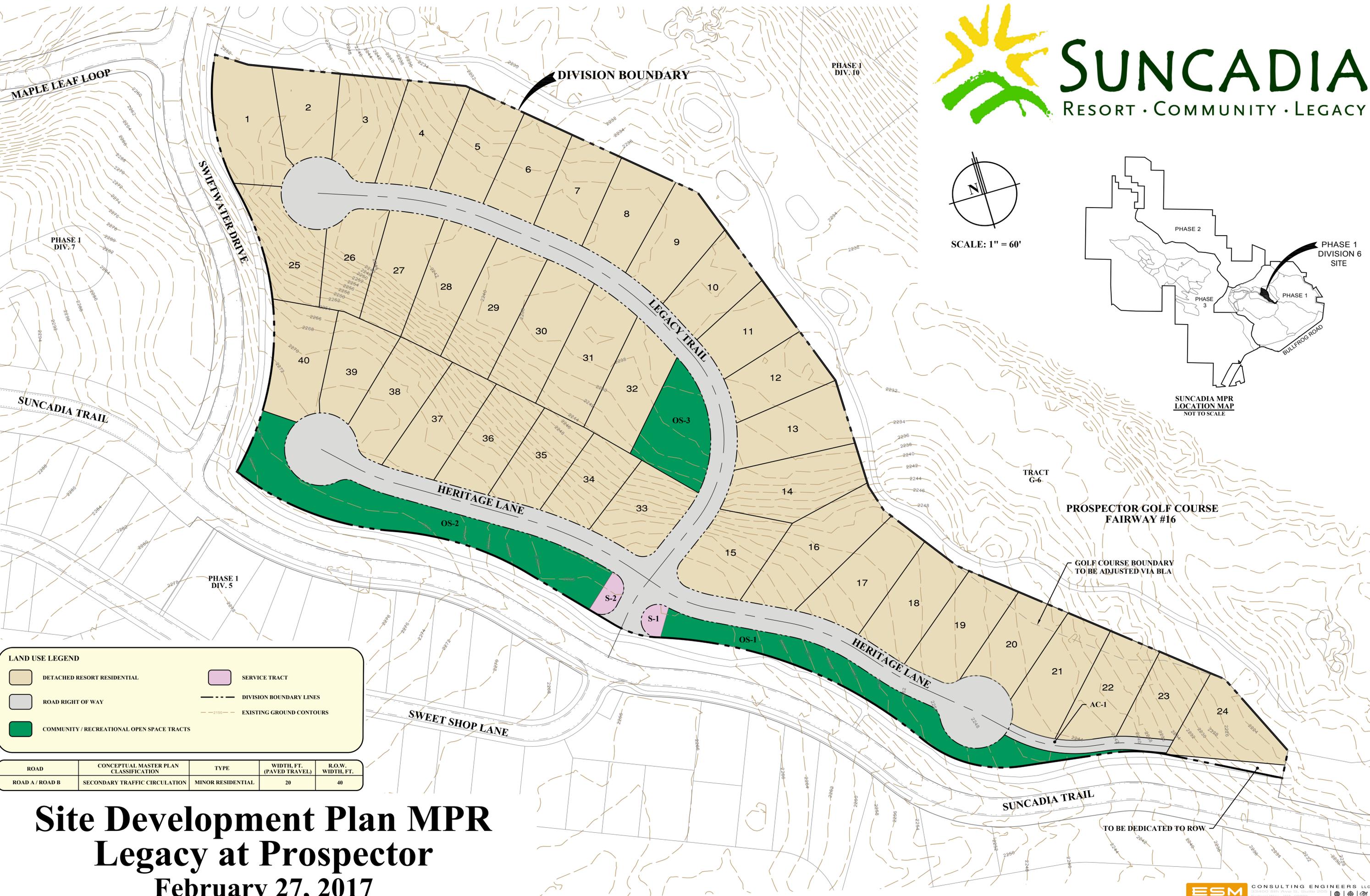
SUNCADIA
RESORT · COMMUNITY · LEGACY



SCALE: 1" = 60'



SUNCADIA MPR
LOCATION MAP
NOT TO SCALE



LAND USE LEGEND

	DETACHED RESORT RESIDENTIAL		SERVICE TRACT
	ROAD RIGHT OF WAY		DIVISION BOUNDARY LINES
	COMMUNITY / RECREATIONAL OPEN SPACE TRACTS		EXISTING GROUND CONTOURS

ROAD	CONCEPTUAL MASTER PLAN CLASSIFICATION	TYPE	WIDTH, FT. (PAVED TRAVEL)	R.O.W. WIDTH, FT.
ROAD A / ROAD B	SECONDARY TRAFFIC CIRCULATION	MINOR RESIDENTIAL	20	40

Site Development Plan MPR
Legacy at Prospector
February 27, 2017

Site Development Plan for Suncadia The Legacy at Prospector

Information required by Section 5.1(h) of the Development Agreement for The Legacy at Prospector (Phase 1 Division 6) Site Development Plan is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Subphase 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 The Legacy at Prospector is provided herein. 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 Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.*

The Legacy at Prospector construction consists of 40 detached residential lots (primarily second or vacation homes), and open space.

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

Refer to the Site Development Plan Exhibit for boundary configuration of The Legacy at Prospector and the location of its improvements.

- (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 roads bounding or near the site.*

See the Vicinity Map on the Site Development Plan exhibit for this information. The primary access to the site will be provided from Suncadia Trail and Swiftwater Drive also borders the plat along the west side.

- (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 roadways and development of the parcel. Roadways follow natural grades to the extent possible as an element of the site design. This design object will minimize the amount of earthwork involved in road construction.

(vi) ***Location of all buildings 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 location and names of roads are shown on the Site Development Plan Exhibit. Dimensions of roads are given in the Preliminary Site and Utility Engineering Summary Part 2.

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

Refer to the Site Development Plan exhibit and section (4), below.

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

Locations 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 fire hydrant locations. The water system for the site will connect to the water mains in Suncadia Trail and Swiftwater Drive. The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

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

The Legacy at Prospector project site slopes generally to the northeast to the existing Prospector golf course. The Prospector golf course borders the north side of the project, Suncadia Trail is on the south side, and Swiftwater Drive is on the west side.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational 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) 40 Vacation Homesites and Associated Roadways
- b) Community/Recreational Open Space (Open Space)

The Legacy at Prospector plat Vacation Homesites consist of detached resort residential lots that range from 10,500 to 17,500 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(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.

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 and Noxious Weed Control Supplement.

- 1) Road edges
- 2) Areas around the homes

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.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur as necessary to reestablish the area.

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 Land Stewardship Plan will be developed to ensure the long term health of the open space area.

Irrigated areas around the Homesites

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

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

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

A form (Exhibit M) summarizing the open space is also included with 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	2 nd , 3 rd Quarters 2017
Roadways	2 nd , 3 rd Quarters 2017
Homes	2018 – 2020

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

There are no deviations between The Legacy at Prospector 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.



SUNCADIA
RESORT · COMMUNITY · LEGACY

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

**The Legacy at Prospector
(Phase 1 Division 6)
Site Development Plan**

**Suncadia
Master Planned Resort**

**New Suncadia, L.L.C.
Cle Elum, Washington**

February 27, 2017

Prepared by

**ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



www.esmcivil.com

Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve The Legacy at Prospector (Phase 1 Division 6) plat.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on 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 on 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. The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health.

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 The Legacy at Prospector (Phase 1 Division 6) roads, proposed road sections, roadway illumination and emergency access.

Roadway Classifications

The Legacy at Prospector roads shown in the Site Development Plan are classified as follows:

Road	Conceptual Master Plan Classification
Road A	Secondary Traffic Circulation
Road B	Secondary Traffic Circulation

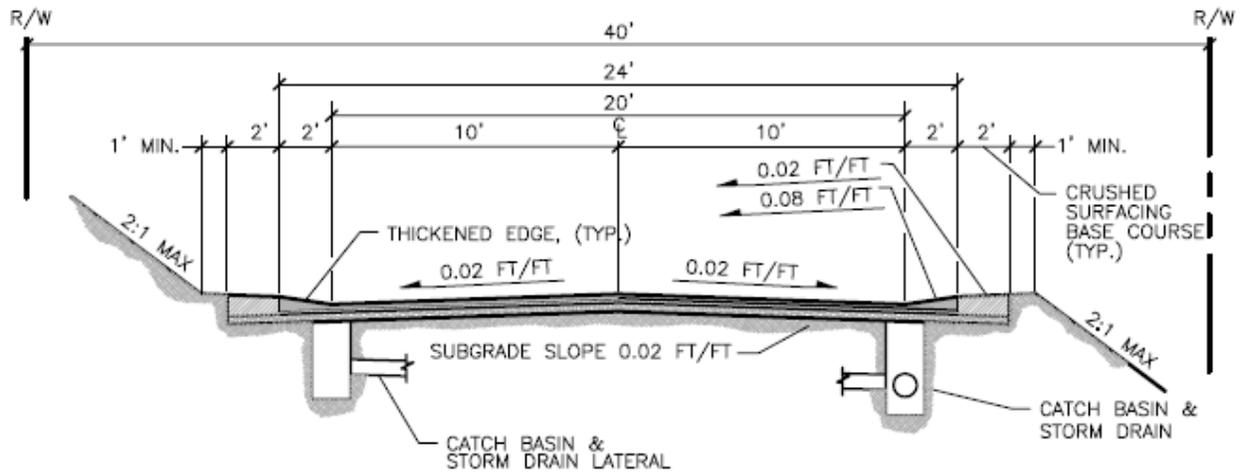
Roadway Sections

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

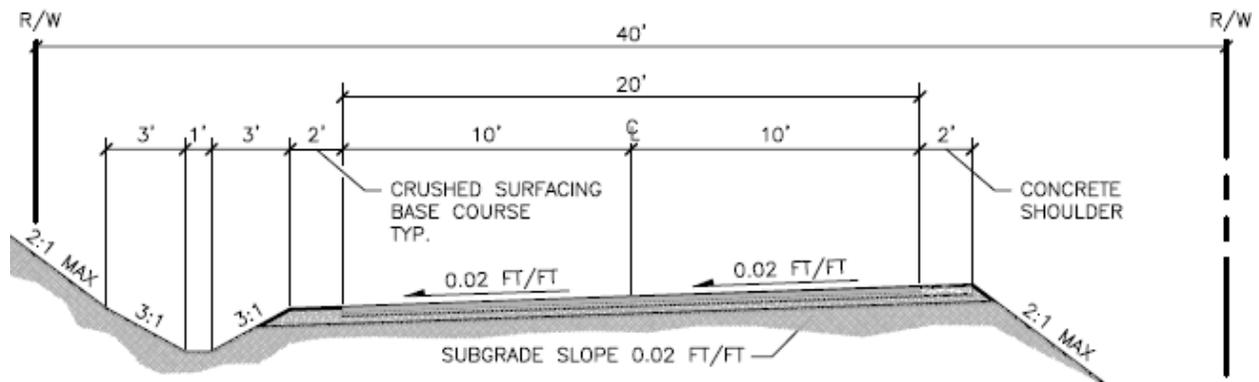
Road	Type	Figure
Road A	R-II - Minor Residential – Two-Way	2-1
Road B	R-II - Minor Residential – Two-Way Alternative #2	2-1

Access

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



TYPE R-II
MINOR RESIDENTIAL ROADWAY
 NOT TO SCALE



TYPE R-II
MINOR RESIDENTIAL ALT #2 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 LED street lights;
- 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 The Legacy at Prospector (Phase 1 Division 6) 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 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),
- (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. The Legacy at Prospector is located north of Suncadia Trail, south of the Prospector golf course and east of Swiftwater Drive. The Suncadia stormwater system will be owned, operated, and maintained by either the Suncadia Residential Owners Association, or the Suncadia Community Council, depending on the location within the resort. Construction of facilities will be by Suncadia, L.L.C..

Conceptual Drainage Plan

Stormwater runoff for The Legacy at Prospector roadways will be divided into two separate local basins, then conveyed downstream, following the natural topography of the site, to the existing regional facility in the Prospector golf course (water feature located southeast of the Suncadia Trail roundabout) where it will be treated for water quality and detained for flow control.

The majority of the project area has a soil classification of Qgm which consists of glacial moraine deposits – till soils. A small remaining southeast portion of the project area has a soil classification of Qow which consists of glacial outwash deposits – outwash soils. For additional information regarding the existing geology and soils information, see the EIS Technical Report for Geology, Groundwater and Soils prepared by AESI and dated June 29, 1999.

Runoff from Road A will be collected in catch basins, conveyed in pipes to the existing Prospector golf course to the north and be dispersed in two 50 foot wide gravel dispersion trenches and be incorporated within the golf course drainage system.

Runoff from Road B will be collected and treated for water quality in a grass-lined swale along the south side of the road and be connected to the existing southeast storm drainage system in Suncadia Trail.

Runoff from the 40 detached resort residential units will be typically handled on the individual lots by dispersion and infiltration.

In summary, stormwater runoff from The Legacy at Prospector will be directed via different routes to the existing regional facility in the Prospector golf course which has been sized to include this development.

Infiltration and Detention Facilities

As discussed above in the Conceptual Drainage Plan narrative, infiltration may be provided for individual lots and no detention facilities are proposed on site. The proposed project will be directed to flow to the natural downstream location – the existing Prospector golf course water quality and detention facility that has been sized to accommodate this development.

Water Quality Treatment

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

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. D.O.E. allows this treatment when the impervious area is less than 10 percent of the basin and 65 percent or more of the forest duff is retained.

This water quality treatment method will be used for a portion of Road A and for flow control for the 40 detached resort residential units.

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 ft long swale, flow depth of 4 inches, and maximum velocity of 1.5 feet-per-second, or about two and one-half minutes.

For The Legacy at Prospector, the biofiltration (grass-lined) swale will be located on the south side of Road B.

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 typical seed mixture used for the Suncadia biofiltration swales is as follows:

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 mixture may be changed to accommodate site conditions or recommendations from design professionals and will be hydroseeded 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 hydroseed mixture.

Wetponds

Wetponds contain a permanent pool of water to provide the sedimentation and treatment of conventional stormwater pollutants. The DOE SMM specifies that the permanent pool of stormwater shall be equal to the runoff volume of the water quality storm.

The existing Prospector golf course water feature has been sized to accommodate this development.

Overflow Routes

The existing regional facility in the Prospector golf course has been designed with an overflow that discharges further southeast, downstream, to the next golf course water feature.

Source of Water Supply

The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning and will provide a water availability letter.

The Legacy at Prospector Water System Description

The preliminary transmission and distribution system for the project site is illustrated on the enclosed Conceptual Utility Plan. The water for the development will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

The project site will require a looped 8-inch diameter main that will connect to the water main in Suncadia Trail and Swiftwater Drive. 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. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

General Description

The Legacy at Prospector project consists of 40 detached resort residential vacation homes spaced on 16.8 acres. The collected raw wastewater from developed portions of the site will be conveyed by means of on-site gravity sewer to the existing sanitary sewer system in Suncadia Trail and by on-site gravity and force main sewer to the existing sanitary sewer system in Swiftwater Drive. Wastewater will further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

Solid Waste Management is currently being performed per the Solid Waste Management Plan dated April 13, 2006.

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
February 27, 2017

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 6

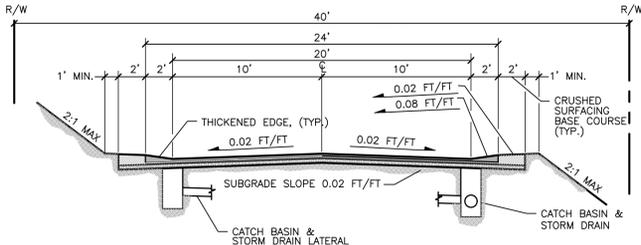
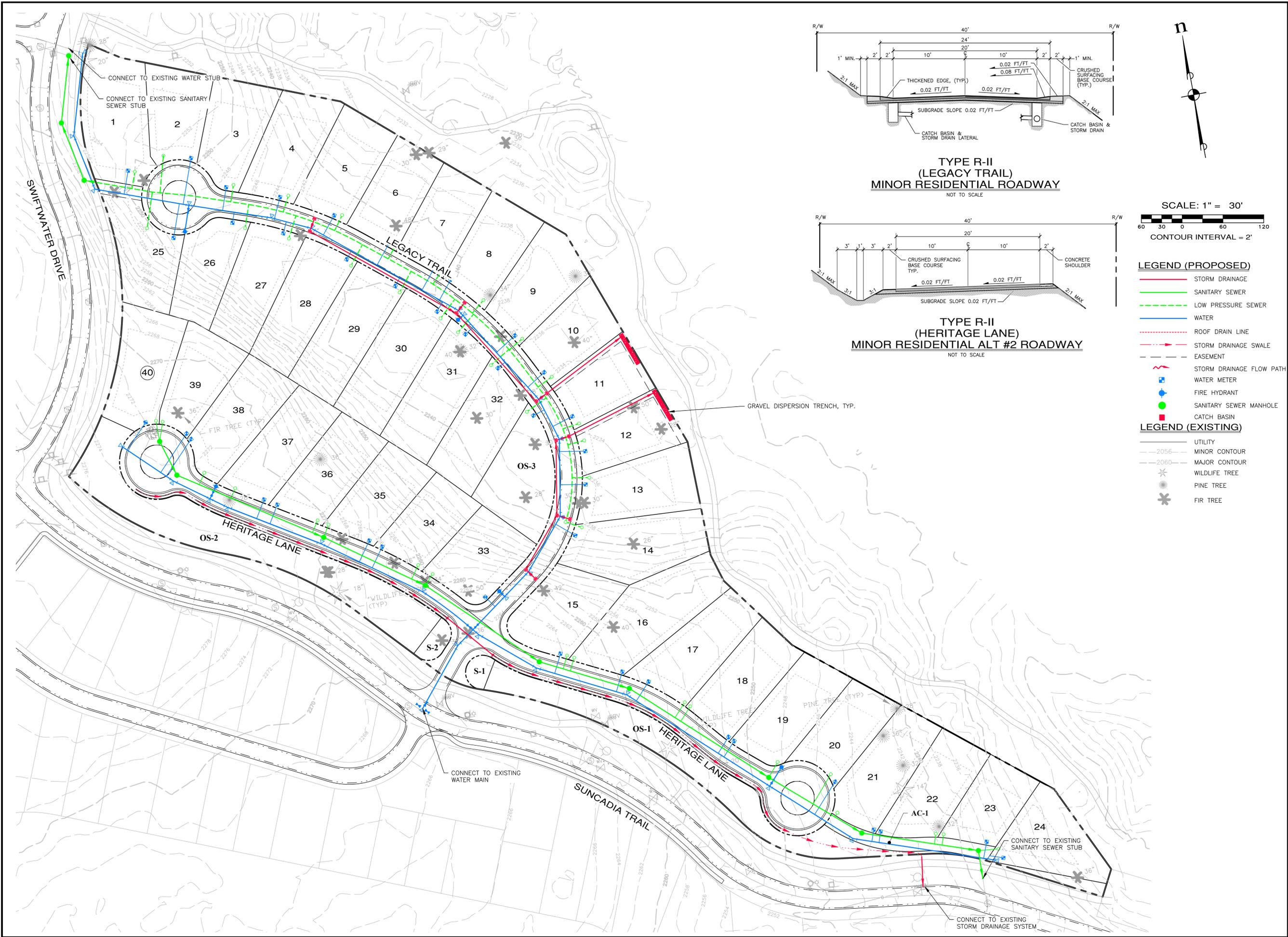
Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
Developed Areas	Acres	Acres	Acres	Acres	Acres
Single Family Lots (1)	6.2	289.8	296.0	516.0	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	0.0	88.0	88.0	-88.0	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	1.7	104.6	106.3	60.7	167.0
Total Developed Area	7.9	522.7	530.6	550.4	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	6.6	384.6	391.2	168.8	560.0
Future Development Tracts	0.0	737.5	737.5	-737.5	0.0
Access Tracts	0.0	3.3	3.3	6.7	10.0
Vegetated ROW Area	0.9	87.6	88.5	45.5	134.0
Community/Recreation	1.4	183.0	184.4	237.6	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River	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	8.9	2827.4	2836.3	2402.7	5239.0
Total Plat Area	16.8	3350.0	3366.8	2953.2	6320.0
Open Space Percentage	53.0%	84.4%	84.2%	81.4%	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

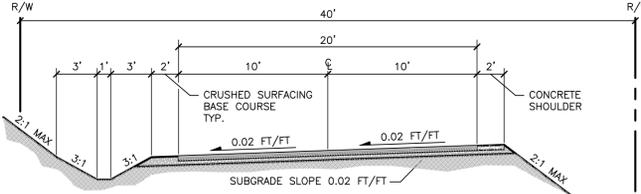
*Prior plats included in total:

- Phase 1-Division 1
- Phase 1-Division 2
- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 Divisions 6-9
- Phase 1 Division 8 SDP Land Use (not a plat)
- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
- Phase 1 Division 5
- Phase 1 Division 4
- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9
- Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)
- Phase 1 Division 13B
- Phase 1 Division 7 (Miner's camp)

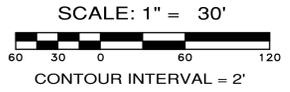
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 Plot Date: 2/22/2017 10:24 AM



**TYPE R-II
 (LEGACY TRAIL)
 MINOR RESIDENTIAL ROADWAY**
 NOT TO SCALE



**TYPE R-II
 (HERITAGE LANE)
 MINOR RESIDENTIAL ALT #2 ROADWAY**
 NOT TO SCALE



LEGEND (PROPOSED)

- STORM DRAINAGE
- SANITARY SEWER
- LOW PRESSURE SEWER
- WATER
- - - ROOF DRAIN LINE
- - - STORM DRAINAGE SWALE
- - - EASEMENT
- - - STORM DRAINAGE FLOW PATH
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CATCH BASIN

LEGEND (EXISTING)

- UTILITY
- 2056 MINOR CONTOUR
- 2060 MAJOR CONTOUR
- * WILDLIFE TREE
- * PINE TREE
- * FIR TREE

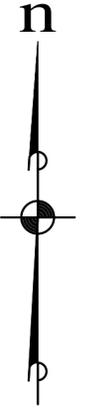
REVISIONS			
NO.	DESCRIPTION/DATE	BY	

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 836-4113
 (206) 297-9900
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 Civil Engineering Public Works
 Land Surveying Project Management
 Landscape Architecture

NEW SUNCADIA LLC
LEGACY AT PROSPECTOR
 COMPOSITE UTILITY PLAN
 WASHINGTON
 KITTITAS COUNTY

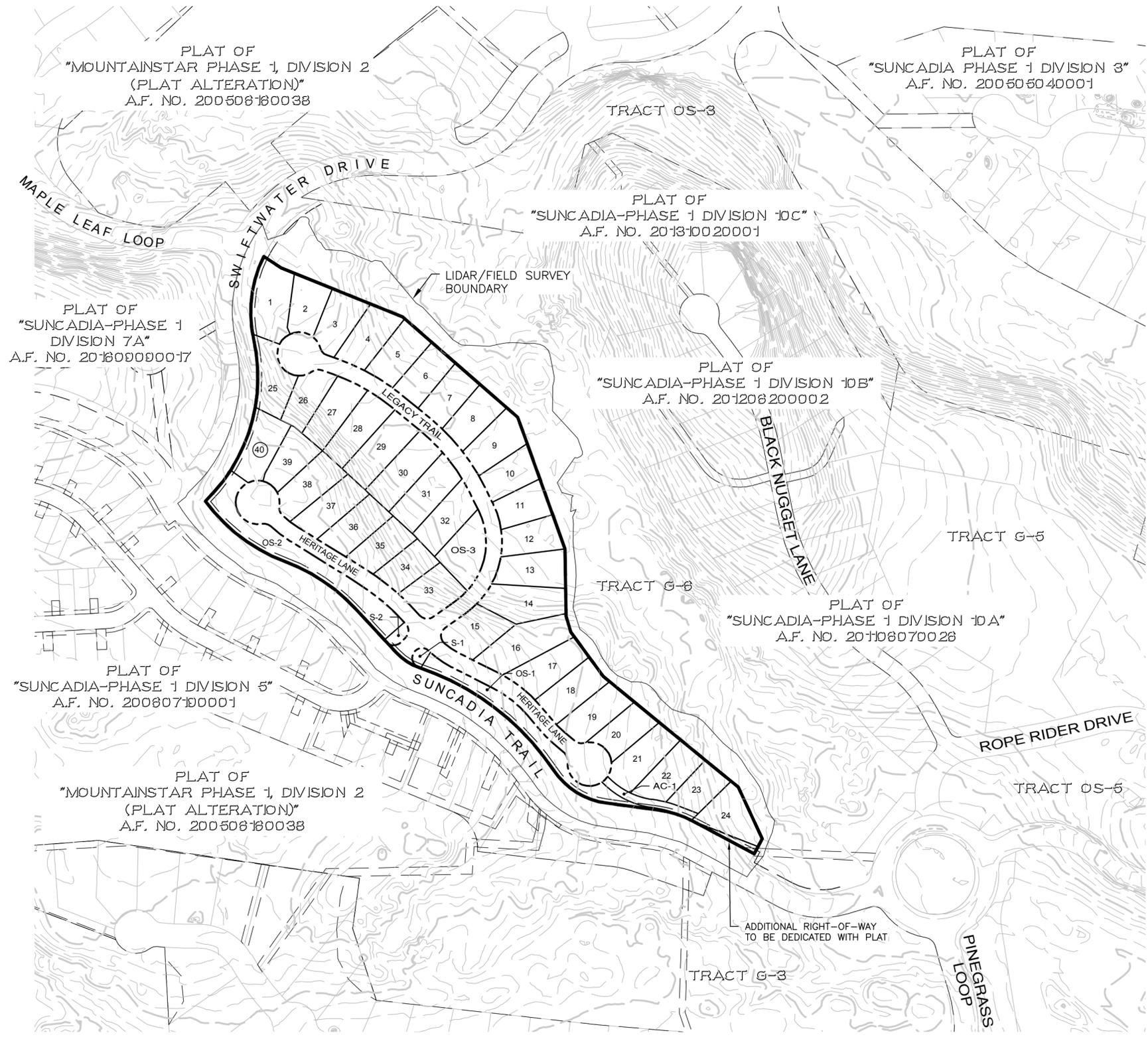
JOB NO.:	1634-001-009
DWG. NAME:	EN-05
DESIGNED BY:	LGB
DRAWN BY:	JH
CHECKED BY:	
DATE:	02/27/2017
DATE OF PRINT:	

A PORTION OF SECTIONS 19 & 20, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



TRACT LEGEND

- OS OPEN SPACE
- S SERVICE
- AC ACCESS TRACT



LOT AREA TABLE	
LOT #	AREA (AC)
1	0.40
2	0.26
3	0.30
4	0.32
5	0.31
6	0.28
7	0.27
8	0.29
9	0.31
10	0.27
11	0.25
12	0.27
13	0.33
14	0.38
15	0.33
16	0.44
17	0.34
18	0.32
19	0.32
20	0.27

LOT AREA TABLE	
LOT #	AREA (AC)
21	0.33
22	0.31
23	0.24
24	0.32
25	0.32
26	0.26
27	0.31
28	0.34
29	0.37
30	0.37
31	0.36
32	0.32
33	0.29
34	0.25
35	0.28
36	0.31
37	0.31
38	0.33
39	0.27
40	0.33

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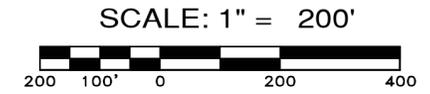
REVISIONS		
NO.	DESCRIPTION/DATE	BY

 CONSULTING ENGINEERS, LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003 FEDERAL WAY (206) 839-4113 (206) 297-9900	www.esmcivil.com Civil Engineering Land Surveying Project Management Land Planning Landscape Architecture PUBLIC WORKS
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NEW SUNCADIA LLC	SUNCADIA PHASE 1 DIVISION 6 PRELIMINARY PLAT	WASHINGTON KITITAS COUNTY
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JOB NO.:	1634-001-009
DWG. NAME:	PP-03
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	02/27/2017
PRINT DATE:	
SHEET	
PP-03	

A PORTION OF SECTIONS 19 & 20, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



TRACT LEGEND

- OS OPEN SPACE
- S SERVICE
- AC ACCESS TRACT



REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 FEDERAL WAY
 (206) 836-6113
 (206) 237-9900
 www.esmcivil.com
 Civil Engineering | Land Surveying | Project Management | Landscape Architecture
 Public Works | Planning | Landscape Architecture

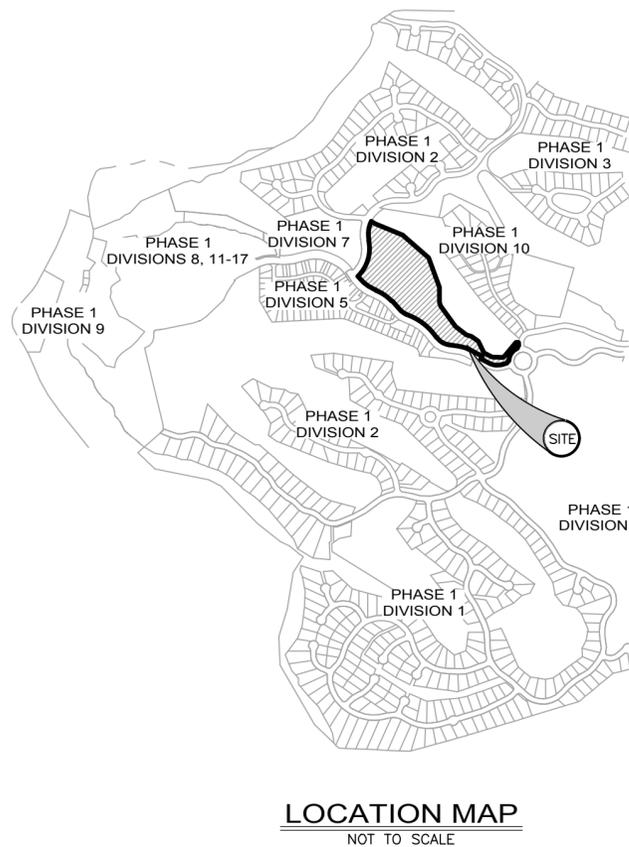
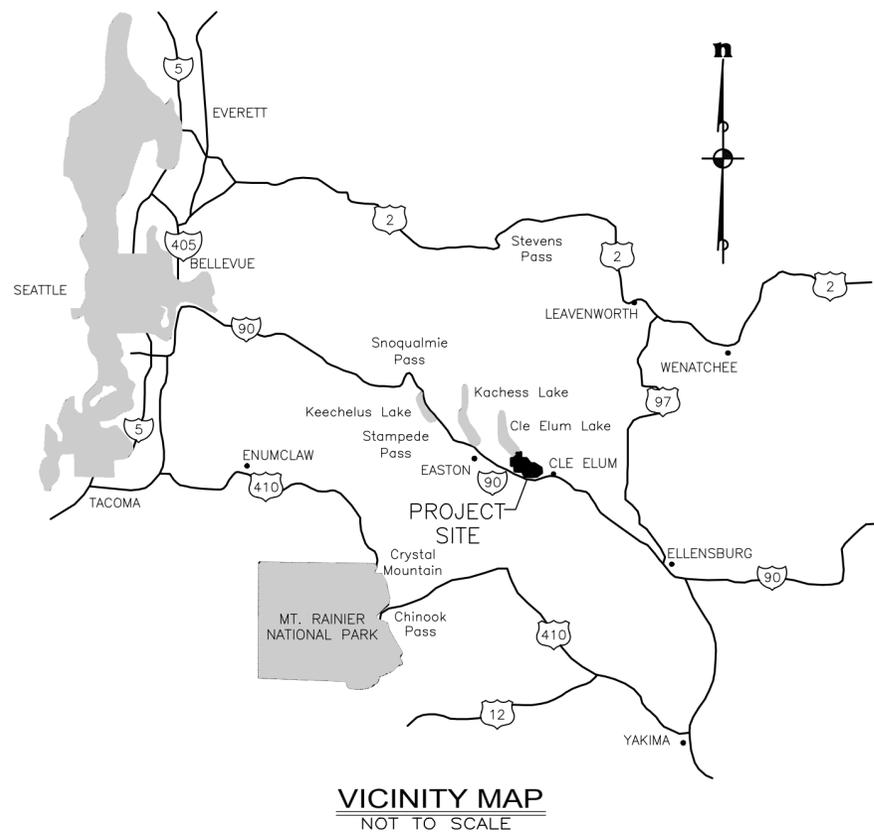
NEW SUNCADIA LLC
SUNCADIA PHASE 1 DIVISION 6
PRELIMINARY PLAT
 WASHINGTON
 KITITAS COUNTY

JOB NO.:	1634-001-009
DWG. NAME:	PP-02
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	02/27/2017
PRINT DATE:	

SHEET
PP-02

Plotted: 2/22/2017 10:44 AM File: \\EsmB\engr\ESM-JOB5\1634\001\009\PP-plat\Plots\PP-02.dwg

A PORTION OF SECTIONS 19 & 20, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

BASIS OF VERTICAL DATUM:
NGVD '29
BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29 ELEVATION = 2026.05 LOCATION:
SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.

OWNER

NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
770 SUNCADIA TRAIL,
CLE ELUM, WASHINGTON 98922
TELEPHONE (509) 649-3000
FACSIMILE (509) 649-6251

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.24 ACRES TO 0.40 ACRES.

TOTAL ACREAGE PHASE 1, DIVISION 6 = 16.81 ACRES
TOTAL LOT ACREAGE = 12.47 ACRES
TOTAL NUMBER OF LOTS = 40
TOTAL NUMBER OF TRACTS = 6

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

LEGAL DESCRIPTION

TRACT Z-2, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

TOGETHER WITH THAT PORTION OF TRACT G-6 OF SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;

THENCE ALONG THE LINE COMMON TO SAID TRACTS, N 24°54'00" W, 143.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON LINE, N 56°06'11" W, 95.47 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 75°07'39" W, 58.98 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 51°53'18" W, 150.58 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 36°08'28" W, 142.74 FEET;

THENCE S 50°32'02" E, 438.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 732,190 SQUARE FEET, MORE OR LESS.

TAX PARCEL NO.

20-15-20058-0184

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY STUDENT
(253) 838-4113
(253) 297-9600

Civil Engineering | Land Surveying | Project Management | Land Planning | Landscape Architecture | Public Works

NEW SUNCADIA LLC

SUNCADIA PHASE 1 DIVISION 6
PRELIMINARY PLAT

KITITAS COUNTY WASHINGTON

JOB NO.:	1634-001-009
DWG. NAME:	PP-01
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	02/27/2017
PRINT DATE:	
SHEET	
PP-01	

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CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45618085

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: February 7, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

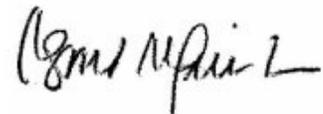
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST


Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-45618085

SUBDIVISION GUARANTEE

Order No.: 154191AM
Guarantee No.: 72156-45618085
Dated: February 7, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Tract Z-2 and portion of Tract G-6

Assured: New Suncadia, LLC and ESM Consulting Engineers, LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract Z-2, plat of "Suncadia Phase 1 Division 3", Auditor's File No. 200505040001, being a portion of Sections 19 and 20, Township 20 North, Range 15 East, W.M., Kittitas County, State of Washington;
Together with that portion of Tract G-6 of said plat, being more particularly described as follows:

Commencing at the most Easterly corner common to said Tracts;

Thence along the line common to said Tracts, North 24°54'00" West, 143.78 feet to the true point of beginning;

Thence continuing along said common line, North 56°06'11" West, 95.47 feet;

Thence continuing along said common line, North 75°07'39" West, 58.98 feet;

Thence continuing along said common line, North 51°53'18" West, 150.58 feet;

Thence continuing along said common line, North 36°08'28" West, 142.74 feet;

Thence South 50°32'02" East, 438.26 feet to the true point of beginning.

Title to said real property is vested in:

Tract Z-2: New Suncadia LLC, a Delaware limited liability company.

Portion of Tract G-6: New Suncadia Hospitality, LLC, a Delaware limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 154191AM
Policy No: 72156-45618085

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$37,616.07
Tax ID #: 21930
Taxing Entity: Kittitas County Treasurer
First Installment: \$18,808.04
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$18,808.03
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract Z-2

7. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$1,791.56
Tax ID #: 11864
Taxing Entity: Kittitas County Treasurer
First Installment: \$895.78
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$895.78
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract G-6

8. Liens, levies and assessments of the Community Enhancement as setforth in Second Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039, in the amount of 0.5% of the gross purchase price payable upon any transfer of ownership, unless the transfer is exempt as provided in said covenant..

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

9. Assessment in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.
10. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Plum Creek Timber Company, L.P., a Delaware Limited Partnership.

Recorded: October 11, 1996
Instrument No.: 199610110015

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028;

12. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
Subdivision Guarantee Policy Number: 72156-45618085

And: Suncadia LLC, a Delaware Limited Liability Company
Purpose: Amended and Restated Development Agreement
Recorded: April 16, 2009
Instrument No.: 200904160090

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

13. Agreement and the terms and conditions contained therein
Between: Mountainstar Resort Development, LLC
And: Puget Sound Energy, Inc.
Purpose: Agreement and Covenant for Collection and Payment of Combine Qualification Payment for Extension of Natural Gas Service
Recorded: April 16, 2004
Instrument No.: 200404160016
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Suncadia Phase I, Division 3, in Book 9 of Plats, pages 94 through 120,
Recorded: May 4, 2005
Book: Page:
Instrument No.: 200505040001
Matters shown:
 - a) Notes 1 through 9 thereon
 - b) Dedication thereon
 - c) 30 foot additional right of way (Suncadia Trail)
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company, LLC, a Washington limited liability company
Purpose: Underground pipes and reservoir facilities
Recorded: February 20, 2007
Instrument No.: 200702200082
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company, LLC, a Washington limited liability company
Purpose: Storm Drainage and Utilities
Recorded: April 30, 2007
Instrument No.: 200704300030
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all roads shown on the plat
18. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$6,000,000.00

Trustor/Grantor: New Suncadia Hospitality, LLC, a Delaware limited liability company
Trustee: AmeriTitle
Beneficiary: Bank of the Cascades
Dated: March 29, 2016
Recorded: March 30, 2016
Instrument No.: 201603300033
Affects: Tract G-6 and other land

19. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$4,000,000.00
Trustor/Grantor: New Suncadia Hospitality, LLC, a Delaware limited liability company
Trustee: AmeriTitle
Beneficiary: Bank of the Cascades
Dated: March 30, 2016
Recorded: March 30, 2016
Instrument No.: 201603300034
Affects: Tract G-6 and other land
(Said Deed of Trust is a Line of Credit Deed of Trust)
20. Assignment of Rents, including the terms and provisions thereof:
Grantor: New Suncadia Hospitality, LLC, a Delaware limited liability company
Lender: Bank of the Cascades, an Oregon State chartered bank
Recorded: March 30, 2016
Instrument No.: 201603300035
Affects: Tract G-6 and other land

END OF EXCEPTIONS

Notes:

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tract Z-2 and portion of Tract G-6, Suncadia Phase 1 Division 3, Book 9 of Plats, pgs 94-120.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or Subdivision Guarantee Policy Number: 72156-45618085

parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

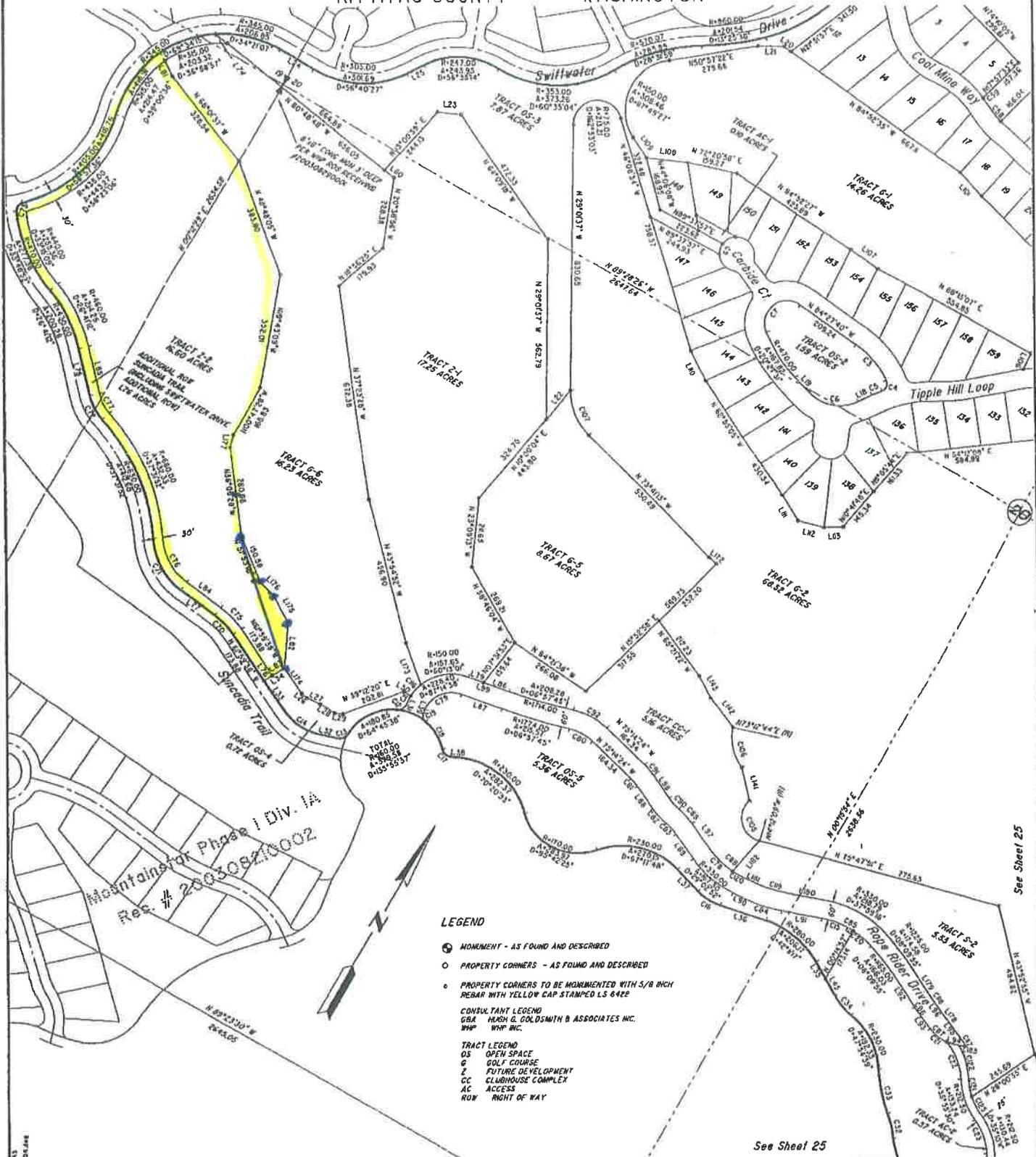
Auditor's File No.

20050504001

SUNCADIA PHASE 1 DIVISION 3

Pln. E 1/2, SEC. 19, Pln. SEC. 20, Pln. W 1/2, SW 1/4, SEC. 21,
Pins. NW 1/4, NW 1/4 SEC. 28 & NE 1/4, NE 1/4, SEC. 29, TWP. 20 N., R. 15 E., W.M.
KITTITAS COUNTY WASHINGTON

See Sheet 22



Mountaintop Phase 1 Div. 1A
Reg. # 200308210002

- LEGEND**
- ⊙ MONUMENT - AS FOUND AND DESCRIBED
 - PROPERTY CORNERS - AS FOUND AND DESCRIBED
 - PROPERTY CORNERS TO BE MONUMENTED WITH 5/8 INCH REBAR WITH YELLOW CAP STAMPED LS 6422
- CONSULTANT LEGEND**
- GBA HENSH G. GOLDSMITH & ASSOCIATES INC.
 - WHP WHP INC.
- TRACT LEGEND**
- OS OPEN SPACE
 - G GOLF COURSE
 - Z FUTURE DEVELOPMENT
 - CC CLUBHOUSE COMPLEX
 - AC ACCESS
 - ROW RIGHT OF WAY

See Sheet 25

See Sheet 25

SCALE 1" = 200'



GOLDSMITH & ASSOCIATES
 Since 1938 Engineering - Land Use Planning - Surveying

1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3563, Bellevue, WA 98009
 OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.com