



Suncadia Ph 3 Div 18 Short Plat
File Number SP-25-00007
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. General Information

Requested Action: The applicants are proposing a 4-lot short plat resulting in one (1) 61,093 square foot lot, (1) 61,564 square foot lot, one (1) 107,311 square foot lot and one (1) 99,451 square foot lot. The property is zoned Master Planned Resort with Rural Recreation Land Use designation.

Location: One (1) tax parcels (# 11852), located approximately 1.0 miles south of the intersection of Tumble Creek Drive & Jenkins Drive, west of Cle Elum, WA, in Section 25, Township 20, Range 14, W.M.; Kittitas County parcel map number 20-14-25000-0006.

Site Information:

Total Property Size: 9.06 acres
Number of existing lots: 1
Number of proposed lots: 4
Domestic Water: Group A water system regulated by Suncadia Water Company, LLC
Existing sewage Disposal: Sewer lines to the Waste Water Treatment Plan in Cle Elum, WA
Fire District: Fire District 7

Site Characteristics: The site consists of undeveloped land.

Surrounding Property:

North: Privately owned land primarily used for residential and recreation.
South: Privately owned land primarily used for residential and recreation.
East: Privately owned land primarily used for residential and recreation.
West: Privately owned land primarily used for residential and recreation.

Access: The project has existing access from Jenkins Drive.

II. Administrative Review

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on April 24, 2025. The application was deemed complete on July 1, 2025. A Notice of Application for the Suncadia Ph 3 Div 18 Short Plat (SP-25-00007) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on July 3, 2025. Notice was published in the Northern Kittitas County Tribune, the official

newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

Designated Permit Coordinator (staff contact): Bradley Gasawski, Staff Planner. Phone: (509) 962-7539, Email: bradley.gasawski@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject property is located approximately 1.0 miles south of the intersection of Tumble Creek Drive & Jenkins Drive, west of Cle Elum, WA and has a zoning designation of Master Planned Resort.

Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. Master planned resorts authorized by RCW 36.70A.360 offer an opportunity to utilize these special features for enjoyment and recreational use, while bringing significant economic diversification and benefits to communities. The purpose of this chapter is to establish a master planned resort zoning district to be applied to those properties the Board determines are appropriate for development as a master planned resort consistent with county comprehensive plan policies and RCW 36.70A.360.

Suncadia has a Development Agreement with Kittitas County as part of the Master Planned Resort zoning.

The Suncadia Ph 3 Div 18 Short Plat is being proposed under KCC 16.32.050 Short Plat Requirements.

Short Plat: The requirements of KCC Chapter 16.08.185, "Short plat" is the map or representation of a short subdivision.

Short Subdivision: The requirements of KCC Chapter 16.08.186, "Short subdivision" means the division or re-division of land outside any urban growth area into four (4) or fewer lots, tracts, parcels, sites or divisions, for the purpose of sale, lease, or transfer of ownership.

KCC 16.32.050 Short plat review: The planning official shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision regarding:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in RCW 58.17.060

8. Its compliance with Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

Staff Conclusions

The proposal; 1) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, 2) conforms to all standards and improvements required under this title, 3) has no hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for all proposed lots, 6) indicates no hindrance to the public interest, 7) is not being further divided from an incomplete plat, and 8) complies with KCC 13.35 to determine adequate water supply. Staff finds that the proposed short plat, as conditioned, is consistent with all applicable Washington State and Kittitas County codes. The application conforms to the Development Agreement between Kittitas County and Suncadia LLC.

IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a short plat located approximately 1.0 miles south of the intersection of Tumble Creek Drive & Jenkins Drive, west of Cle Elum, WA with Rural Recreation land use designation. Kittitas County has established the following goals and policies to guide activities in these areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

Consistency Statement

The short plat will create four lots within the Suncadia Planned Resort community where a balance of residential development, recreation uses and opens space exists.

RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

Consistency Statement

The short plat will provide four (4) plots for proposed single-family dwellings within the Suncadia Master Planned Resort, which provides areas of higher and lower residential density along with open space.

RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

Consistency Statement

Four single family lots will be created with lot sizes at 1.40, 1.41, 2.46 and 2.28 acres. These four lots are located within the Master Planned Resort zone. The Suncadia Planned Resort includes both residential development and recreation uses.

Staff Comments

The Suncadia Ph 3 Div 18 short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal is adequately served by local services and meets density requirements for the zoning designations.

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

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

Agency Comments:

The following agencies provided comments during the comment period: WA Department of Natural Resources, Bonneville Power Administration, Yakima Nation Fisheries, Confederated Tribes of the Colville Reservation, WA Department of Archeology & Historic Preservation and Kittitas County Public Works.

Comments are addressed below.

WA Department of Natural Resources

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss.

Applicant Response: Suncadia Resort LLC has completed the FPA for the affected parcels. The FPA was approved on July 4, 2024 and given FPA No. 2707685.

Staff Response: Staff shared the comments with the applicant.

Bonneville Power Administration

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1200ft southwest of the subject properties. BPA does not have any objections to the approval of this request currently.

Applicant Response: No response necessary.

Staff Response: Staff shared the comments with the applicant.

Yakima Nation Fisheries

There is an Archaeological site, site #KT01017, located in the tail of unit 1, along Jenkins drive. I

don't know if that area could be excluded from ground disturbance, or if we can make arrangements for me to be on site to monitor during the disturbance.

Applicant Response: The entire Suncadia Resort property has been extensively surveyed for cultural and historic sites as part of the environmental impact process. This process resulted in the identification of sites and adoption of appropriate mitigation measures, as set forth in Conditions of Approval C-21 through C-23 of Exhibit F to the Development Agreement with Kittitas County. Suncadia is committed to the preservation and protection of cultural and historic resources and fully complies with all applicable requirements of the Development Agreement.

Staff Response: Staff shared the comments with the applicant and have conditioned the report to require a cultural resource survey, an Inadvertent Discovery Plan or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes.

Confederate Tribes of the Colville Reservation

Please be advised that the proposed short plat and future development does occur within the traditional territory of the šn̓p̓ əšqwáw̓ səxw (people in between) or Wenatchi, one of the 12 constituent tribes of the Colville Confederated Tribes. This area is also determined by DAHP to have a high probability for cultural resources to be present, has quite a few archaeological resources within 1 mile of the APE and there has been no cultural resource survey conducted around this area in nearly 30 years. Given these conditions, the CCT recommends that a professional archaeological survey be conducted within the area and requests that, should such a survey be undertaken, the CCT is provided with a copy of the subsequent report.

Applicant Response: The entire Suncadia Resort property has been extensively surveyed for cultural and historic sites as part of the environmental impact process. This process resulted in the identification of sites and adoption of appropriate mitigation measures, as set forth in Conditions of Approval C-21 through C-23 of Exhibit F to the Development Agreement with Kittitas County. Suncadia is committed to the preservation and protection of cultural and historic resources and fully complies with all applicable requirements of the Development Agreement.

Staff Response: Staff shared the comments with the applicant and have conditioned the report to require a cultural resource survey, an Inadvertent Discovery Plan or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes.

WA Department of Archeology & Historic Preservation

“I am in consultation with Ladin Wedin of Suncadia and his consultant Steve Hackenberger. Sundadia is doing their due diligence with cultural resource survey on the project, and the consultant is currently in the permitting process to test the site that is in the residential offset of this project. Since all of this is already underway, do I need to send you an official letter of any kind, or are we on balance here? Let me know by the deadline if I need to get you something official.”

Applicant Response: DAHP's comments confirm that consultation regarding site KT01017 is currently underway. Please note that no lots generated from this short plat are located on or within the buffer area of this site.

Staff Response: Staff shared the comments with the applicant and have conditioned the report to require a cultural resource survey, an Inadvertent Discovery Plan or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes.

Kittitas County Public Works

Access:

- No Comment

Engineering:

- Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

Applicant Response: No grading or filling activities exceeding the thresholds in KCC 14.05.050 and KCC 14.05.080 are currently anticipated. If future development exceeds these thresholds, a grading permit and engineered plans will be submitted accordingly.

- Please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.

Applicant Response: There are no treatment or disposal areas associated with this short plat.

- While Suncadia is in the process of completing the Traffic Monitoring Plan, please submit an updated report detailing what monitoring has been completed. This update report will be required for Final Plat.

Applicant Response: Suncadia provides an annual Traffic Monitoring Report to Kittitas County Public Works in accordance with Condition C-17 of the Development Agreement. The most recent report was submitted on October 29, 2024.

- Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.

Applicant Response: Please refer to Exhibit A at the end of this document for the water system capacity analysis.

- Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

Applicant Response: Please refer to Exhibit B at the end of this document for the sewer system capacity analysis.

Survey

NOTE: All survey comments are based upon the assumption that the previous record of survey (Application; BL-25-00006) will be filed PRIOR to preliminary approval of this Short Plat application.

- Add set corner symbol to the legend, together with a description of what was set.

Applicant Response: The requested symbol and description will be added to the legend.

- Please include Name and Address of Engineer of Record as well as the Date of the Survey (per KCC:16.12.020(5))

Applicant Response: Note 4 will be added to Sheet 2 stating that Laura Bartenhagen of ESM is the

engineer of record. The address for ESM is shown in the title block on each sheet of the short plat. Note 5 will be added to Sheet 2 stating that corners were set in July of 2025.

- Please provide an updated Subdivision Guarantee containing legal description that matches the legal description on the face of the Short Plat. (subject to recording of (BL-25-00006)).

Applicant Response: An updated subdivision guarantee referencing Parcel Y of the recorded BLA will be provided with the re-submittal of the short plat.

- Existing Contours are to be shown, and sufficient data included to meet the requirements of WAC:332-130-145.

Applicant Response: Existing contours will be added in accordance with WAC 332-130-145.

- Please Show “Short Plat” at the top of the page, together with a unique name for the subdivision.

Applicant Response: The title “Short Plat” and the unique name “Tumble Creek Division 18 Block 1” will be added to the top of the plat sheets.

Transportation Concurrency

- No comment.

Flood

- The proposed short plat is not located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the project.

Water Mitigation/Metering

- No Comment

Applicant Response: See Exhibit A & Exhibit B of the response to comments for additional information on water and sewer.

Staff Response: Staff have conditioned the approval to include meeting the requirements of Public Works.

Public Comments:

No public comments were received during the comment period.

The applicant was transmitted all comments on July 21, 2025, and given until August 4, 2025 to submit any response comments. The applicant responded on July 30, 2025.

VII. Project Analysis & Consistency Review

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 the planning staff’s analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan policies apply to this proposal: LU-G4, RR-G10, RP-15.

Consistency with the provisions of KCC 17A, Critical Areas:

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.

Consistency with the provisions of KCC 17.37, Master Planned Resorts Zone:

This proposal is consistent with the Kittitas County Zoning Code for the Master Planned Resorts zoning designation and the Suncadia Development Agreement.

Consistency with the provisions of KCC 16.32.050, Short Plat Review:

This proposal, as conditioned, is consistent with the Kittitas County Short Plat Review requirements. The proposal; 1) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, 2) conforms to all standards and improvements required under this title, 3) has no hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for both proposed lots, 6) indicates no hindrance to the public interest, 7) is not being further divided from an incomplete plat, and 8) complies with KCC 13.35 to determine adequate water supply.

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

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

VIII. Findings of Fact

1. Requested Action: The applicants are proposing a 4-lot short plat resulting in one (1) 61,093 square foot lot, (1) 61,564 square foot lot, one (1) 107,311 square foot lot and one (1) 99,451 square foot lot. The property is zoned Master Planned Resort with Rural Recreation Land Use designation.

2. Site Location: One (1) tax parcel (# 11852), located approximately 1.0 miles south of the intersection of Tumble Creek Drive & Jenkins Drive, west of Cle Elum, WA, in Section 25, Township 20, Range 14, W.M.; Kittitas County parcel map number 20-14-25000-0006.

3. Site Information:

| | |
|---------------------------|--|
| Total Property Size: | 9.06 acres |
| Number of existing lots: | 1 |
| Number of proposed lots: | 4 |
| Domestic Water: | Group A water system regulated - Suncadia Water Company |
| Existing sewage Disposal: | Sewer lines to the Wastewater Treatment Plan in Cle Elum, WA |
| Fire District: | Fire District 7 |

Site Characteristics: The site consists of undeveloped land.

Surrounding Property:

North: Privately owned land primarily used for residential and recreation.

South: Privately owned land primarily used for residential and recreation.
East: Privately owned land primarily used for residential and recreation.
West: Privately owned land primarily used for residential and recreation.

Access: The project has existing access from Jenkins Drive.

4. The Comprehensive Plan land use designation is “Rural Recreation”.
5. The subject property is zoned “Master Planned Resorts”.
6. A Short Plat permit application was submitted to Kittitas County Community Development Services on April 24, 2025. The application was deemed complete on July 1, 2025. A Notice of Application for the Suncadia Ph 3 Div 18 Short Plat (SP-25-00007) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal’s tax parcel on July 3, 2025. Notice was published in the Northern Kittitas County Tribune, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).
7. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review. Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections.
8. The following agencies provided comments during the comment period: WA Department of Natural Resources, Bonneville Power Administration, Yakima Nation Fisheries, Confederated Tribes of the Colville Reservation, WA Department of Archeology & Historic Preservation and Kittitas County Public Works.
9. SEPA review for this project area was performed and an EIS issued in 2000. 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.
10. The proposed short plat is consistent with KCC Title 17A Critical Areas as conditioned.
11. The proposed short plat is consistent with KCC 17.37 Master Planned Resort Zone as conditioned.
12. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
13. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
14. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.

IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short Plat.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers. and Title 12 Roads and Bridges.
5. As conditioned, the proposal is consistent with the Development Agreement between Kittitas County and Suncadia LLC.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the Suncadia Ph 3 Div 18 Short Plat, SP-25-00007, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. Building

- A. All new construction must meet the International Residential Code requirements.
- B. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.

2. Roads and Transportation

- A. This application is subject to the latest revision of the Kittitas County Road Standards. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used in lieu of the required improvements, per the conditions outlined. (KCC 12.01.150)
- B. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- C. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
- D. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An

application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

- E. Traffic Monitoring Plan – The applicant shall provide an update report on the Traffic Monitoring Plan prior to Final Plat.

3. State and Federal

- A. Applicant shall meet all state and federal regulations.

4. Water/ Sewer

- A. The applicant shall provide to Public Works an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.
- B. The applicant shall provide to Public Works an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

5. Other

- A. 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.
- B. Taxes shall be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345) prior to final plat recording.
- C. Prior to ground disturbing activities, the applicant shall provide a cultural resource survey or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes. Any survey shall be submitted to DAHP and the commenting affected Tribes for review and approval. If a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for approval prior to any ground disturbing activities.
- D. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

- E. Both sheets of the final mylars shall reflect short plat number SP-25-00007 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
- F. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- G. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.

From these conclusions and findings, the proposed Short Plat is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is August 29, 2025, at 5:00p.m. Appeals submitted on or before August 29, 2025, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official

Bradley Gasawski

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7539

Date: August 8, 2025