

# Condition Compliance Document



## Suncadia Ph 3 Div 18 Short Plat File Number SP-25-00007 Compliance Document

Preliminary Approval Conditions	Applicant Response	Staff Review
Washington State Department of Natural Resources comments dated July 2, 2025.	Suncadia Resort LLC has completed the FPA for the affected parcels. The FPA was approved on July 4, 2024 and given FPA No. 2707685.	
Bonneville Power Administration comments dated July 3, 2025.	No response necessary.	
Yakama Nation Fisheries comments dated July 10, 2025.	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.	
Colville Confederated Tribes comments dated July 14, 2025.	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.	
Access	No Comment(s)	
Engineering Comment 1. Except as exempted in 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).	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.	
Engineering Comment 2. Please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.	There are no treatment or disposal areas associated with this short plat.	
Engineering Comment 3. 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.	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.	
Engineering Comment 4. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.	Please refer to Exhibit A at the end of this document for the water system capacity analysis.	

Engineering Comment 5. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat. (CBP)	Please refer to Exhibit B at the end of this document for the sewer system capacity analysis.	
Survey Comment 1. Add set corner symbol to the legend, together with a description of what was set.	The requested symbol and description has been added to the legend.	
Survey Comment 2. Please include Name and Address of Engineer of Record as well as the Date of the Survey (per KCC:16.12.020(5))	Note 4 was 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 was added to Sheet 2 stating that corners were set in July of 2025.	
Survey Comment 3. 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)).	An updated subdivision guarantee referencing Parcel Y of the recorded BLA has been provided with the re-submittal of the short plat.	
Survey Comment 4. Existing Contours are to be shown, and sufficient data included to meet the requirements of WAC:332-130-145.	Existing contours have been added in accordance with WAC 332-130-145.	
Survey Comment 5. Please Show "Short Plat" at the top of the page, together with a unique name for the subdivision.	The title "Short Plat" and the unique name "Tumble Creek Division 18 Block 1" was added to the top of the plat sheets.	
Transportation Concurrency	No Comment.	
Flood	No response necessary.	
Water Mitigation / Metering	No Comment.	
Airport	No Comment.	