



July 29, 2025

Bradley Gasawski, Planner I  
Kittitas County Community Development Services  
411 North Ruby Street, Ste 2  
Ellensburg, Washington 98926

Sent via email: [Bradley.Gasawski@co.kittitas.wa.us](mailto:Bradley.Gasawski@co.kittitas.wa.us)

**RE: Suncadia P3D18 Short Plat (SP-25-00007) Received Commentary Applicant Responses**

Dear Bradley,

Suncadia Resort LLC respectfully submits this letter in response to the transmittal of combined comments received on Monday, July 21, 2025, for the Suncadia P3D18 Short Plat (SP-25-00007). Below, please find our responses to each of the comments received:

**Washington State Department of Natural Resources (July 2, 2025):**

*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.

**Bonneville Power Administration (July 3, 2025):**

*Response:* No response necessary.

**Yakama Nation Fisheries (July 10, 2025):**

*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.

**Colville Confederated Tribes (July 14, 2025):**

*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.



**Washington State Department of Archaeology and Historic Preservation DAHP (July 15, 2025):**

*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.

**Kittitas County Public Works – Public Works Plan Review Team**

<i>Department</i>	<i>Comment / Response</i>
Access	No Comment(s)
Engineering	<p>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).  <i>Response:</i> 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.</p> <p>2. Please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.  <i>Response:</i> There are no treatment or disposal areas associated with this short plat.</p> <p>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.  <i>Response:</i> 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.</p> <p>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.  <i>Response:</i> Please refer to <b>Exhibit A</b> at the end of this document for the water system capacity analysis.</p> <p>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)  <i>Response:</i> Please refer to <b>Exhibit B</b> at the end of this document for the sewer system capacity analysis.</p>
Survey	<p>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.</p> <p>1. Add set corner symbol to the legend, together with a description of what was set.  <i>Response:</i> The requested symbol and description will be added to the legend.</p> <p>2. Please include Name and Address of Engineer of Record as well as the Date of the Survey (per KCC:16.12.020(5))</p>



# SUNCADIA

	<p><u>Response:</u> 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.</p> <p>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)).</p> <p><u>Response:</u> An updated subdivision guarantee referencing Parcel Y of the recorded BLA will be provided with the re-submittal of the short plat.</p> <p>4. Existing Contours are to be shown, and sufficient data included to meet the requirements of WAC:332-130-145.</p> <p><u>Response:</u> Existing contours will be added in accordance with WAC 332-130-145.</p> <p>5. Please Show "Short Plat" at the top of the page, together with a unique name for the subdivision. (JT)</p> <p><u>Response:</u> The title "Short Plat" and the unique name "Tumble Creek Division 18 Block 1" will be added to the top of the plat sheets.</p>
Transportation Concurrency	No Comment.
Flood	No response necessary.
Water Mitigation / Metering	No Comment.
Airport	No Comment.

Please do not hesitate to contact me if you have any questions or need additional information regarding our responses.

Sincerely,

Lathan Wedin  
Vice President of Development  
Suncadia Resort LLC



Exhibit A

*The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.*

A) For water, there are currently 1,605 physical water connections. There are also water connections for Ready-to-Serve lots (431), bringing the total physical connections to 2,036 possible connections.

The Washington Department of Health (DOH) approved 1,501 water connections in 2016 for the resort. A connection is defined as an equivalent residential unit (ERU). For residential, water demand is considered a single ERU. For hotel, resort, commercial, and other non-residential users, average water demand is forecasted based on usage and then converted to ERUs. The Suncadia water system calculates ERUs based on the following assumptions:

- Average Daily Demand = 153 gal/day per person
- 3.75 people per residence
- Total Average Daily Demand/ERU = 574 gpd

Suncadia Water Company tracks the number of connections/ERUs added since 2016, by adding the total number of new physical single-family connections to the number of ERUs from other users (average daily use / 574 gal/ERU).

The Suncadia ERUs are calculated by taking total amount of potable water purchased from the City of Cle Elum per year and applying this equation:

Total gallons purchased, divided by 574 gal/ERU, divided by 365 days.

Consumption 2018	121,838,090	582 ERUs
Consumption 2019	121,740,052	581 ERUs
Consumption 2020	138,506,720	661 ERUs
Consumption 2021	158,786,972	758 ERUs
Consumption 2022	153,919,761	735 ERUs

This calculation provides an ERU count based on the actual amount of potable water purchased from the City of Cle Elum and it is a much smaller number than what we are showing for physical connections.

**Conclusion:** Although the total potential number of physical connections (2,036) exceeds the DOH-approved ERU limit (1,501), the actual ERU usage based on water consumption remains significantly below that limit. Therefore, **adequate water capacity is available to serve the proposed short plat.**



#### Exhibit B

For sewer, a **Residential Customer Equivalent (RCE)** report is submitted annually to the **City of Cle Elum**. A **residential lot** is considered one RCE (i.e., one sewer connection). As of **November 30, 2024**, the RCE breakdown was as follows:

- **Residential connections:** 1,426
- **Commercial connections:** 31
- **Total RCEs:** 1,457

The total number of **available resort-wide sewer connections** is **3,787**, which demonstrates that **adequate sewer capacity exists** to serve the proposed short plat.