

## PROJECT NARRATIVE

### SITE DEVELOPMENT PLAN FOR WINEMAKER'S CABINS AT SWIFTWATER CELLARS

Information required by Section 5.1(h) of the MountainStar Development Agreement for the Winemaker's Cabins at Swiftwater Cellars Site Development Plan is provided 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 is attached that includes a Vicinity Map.

**(2) A map of the applicable site drawn to an appropriate scale depicting the following:**

- i. Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreation Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.**

See the attached Site Development Plan, Preliminary Plat, and related Exhibits. Winemaker's Cabins at Swiftwater Cellars consists of 24 attached residential lots, Open Space, Recreation Facility, Access and Parking Tracts, and the existing Swiftwater Cellars winery/restaurant.

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

See the attached Site Development Plan, Preliminary Plat, and related Exhibits.

- iii. Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.**

See the attached Site Development Plan, Preliminary Plat, and related Exhibits.

- iv. Names and dimensions of public roads bounding or near the site.**

See the attached Vicinity Map. Bullfrog Road is the primary public road that accesses the Suncadia MPR as a whole. Direct access to the site is from Rope Rider Drive, a private road within the Suncadia MPR.

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

See the Preliminary Site and Utility Engineering Summary of this document for a description. See also the attached Site Development Plan, Preliminary Plat, and related Exhibits for further details.

- vi. Location of all building identified by type of use.**

See the attached Site Development Plan, Preliminary Plat, and related Exhibits.

- vii. Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.**

See the attached Parking Exhibit. Residential lots will have perpendicular off-street parking adjacent to the access road. There will also be an expanded parking lot for the Swiftwater Cellars Winery/Restaurant on the south side of the project and additional perpendicular parking stalls added along Rope Rider Drive near the southeast corner of the project.

**viii. The location, type and dimensions, and names of roads and driveways.**

See the attached Site Development Plan, Preliminary Plat, and related Exhibits.

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

See the attached Site Development Plan, Preliminary Plat, and related Exhibits.

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

See the attached Site Development Plan, Preliminary Plat, and Exhibit M.

**xi. Proposed location of fire protection facilities.**

See the attached Conceptual Utility Plan for fire hydrant locations. Hydrants will be served by water main extensions of the existing Suncadia Water Company water distribution system. New water mains will tap into the existing water main in Rope Rider Drive and be extended into the project access roads. The Suncadia Water Company (a Class A water system regulated by the Washington Department of Health) and has provided a letter (attached) confirming their capacity to serve this phase of development. There is an existing Fire Station (Station 76) for Kittitas County Fire District 7 less than one mile away from the site, to the southeast, near the intersection of Firehouse Road and Bullfrog Road.

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

Most of the site generally slopes to the north. On the western portion of the project, the access road will generally follow the existing topography, skirting around the edge of the existing three-hole short course, Rope Rider Golf Park. Lot pads will be graded roughly level with the roadway to facilitate access, and then slope to existing ground at the rear of the lots to match into the existing topography adjacent to the main Rope Rider Golf Course.

**(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.**

The attached Site Development Plan shows the following elements:

- a. Vacation Homesites and Associated Roadways and Service Tracts
- b. Developed On-Site Recreational Facilities
- c. Open Space

The 24 attached residential lots vary from approximately 2,448 SF to 4,869 SF. The Recreational Facility will have a pool not to exceed 1,000 SF of total surface area and a gathering room not to exceed 500 SF.

**(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.**

The Site Development Plan is consistent with the approved Land Stewardship Plan (LSP) and Addenda, an amendment specific to this project has not been submitted. The following activities will implement the approved LSP:

1. Road Edges
2. Areas around the Homes and Recreational Facilities

Road edges and drainage ditches: These disturbances will generally consist of roadside cut and fill banks. Restoration will typically consist of hydroseeding with an approved seed mix, with optional application of wildflower overseed. Where disturbed areas fall within specific identified wildlife habitats, restoration will include compatible species as listed in the approved LSP. In all areas the recommendations of the Noxious Weed Control portion of the LSP will be implemented.

Unirrigated Sites: Temporary watering may be provided to establish vegetation in hydroseeded and other areas that do not have permanent irrigation.

Open Space: Open Space areas identified on the Site Development Plan will be left in their natural form where possible. Open Space areas disturbed by project grading will be revegetated, typically via hydroseeding, in accordance with the LSP. Compatible species of trees and shrubs may be added to provide additional screening. The approved LSP will ensure long term health of the open space areas.

Irrigated areas around the Homesites and Recreational Facilities: Limited irrigation is allowed under the CC&Rs and the use of natural vegetation will be emphasized.

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

The Open Space tracts and easements will be owned and maintained as detailed in the CC&Rs. See attached Exhibit M for Open Space areas.

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

Suncadia MPR is governed by extensive recorded CC&Rs relating to community, residential, and commercial activities.

**(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.**

See the attached Preliminary Site and Utility Engineering Summary for a description of the proposed utility infrastructure for the Winemaker's Cabins at Swiftwater Cellars.

**(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.**

Construction will begin in the Spring of 2021 with underground utilities. Roadway construction will span from approximately the Spring to Fall 2021, with Home and Recreational Facility construction occurring Fall 2021 through Spring 2023.

**(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, Section E-1(a) and Section 4.1(g)(4) of the Development Agreement are ongoing 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 Winemaker's Cabins at Swiftwater Cellars Site Development Plan and the Phase 1 General Site Plan, revised February 16, 2005.

**(12) Any appropriate environmental documentation.**

A completed SEPA Checklist is included with this Site Development Plan Application.

KITTITAS COUNTY LONG PLAT APPLICATION

PROJECT NARRATIVE ATTACHMENT

***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.***

Winemaker's Cabins at Swiftwater Cellars is a subdivision of Tax Parcel ID 21909, Map Number 20-15-20058-0162 which includes the existing Swiftwater Cellars Winery Restaurant. The project will add 24 residential single-family attached homes, consisting of 3 four-plex buildings and 2 six-plex buildings and a new Recreation Building, totaling 11.94 acres in size (stated acreage is after a Boundary Line Adjustment that is being processed concurrently by Encompass Engineering & Surveying).

The project site is in the heart of the Suncadia development, on both sides of the existing Swiftwater Cellars Winery/Restaurant, north of Rope Rider Drive.

Water supply will be provided by extensions of the existing Suncadia water system in the project roadways, serving fire hydrants and individual water services to each lot.

Sewer service will be provided by extending the existing Suncadia gravity sewer system around the north side of the project and into the project roadway at the southwest corner of the site.

Storm drain catch basins will collect runoff from the project roadways and route it through a piped storm drain system for disposal. The storm drain system will discharge to the existing golf course drainage system located north of the project.