



October 17, 2022

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

Sent via email: Kelly.Bacon.cd@co.kittitas.wa.us ; cc: steve@lwbsd.com

RE: Suncadia Phase 1 Division 14 Long Plat (LP-22-00004) Preliminary Plat Received Commentary Applicant Responses

Dear Kelly:

Suncadia Resort LLC is submitting this letter in response to the transmittal of combined comments for the Suncadia Phase 1 Division 14 Preliminary Long Plat (LP-22-00004) received Monday October 10, 2022. Below you will find responses to each of the received comments. Please let us know if you have any questions.

Washington State Department of Natural Resources – Luke Warthen

Response: Suncadia continues to work with the Department of Natural Resources when FPA's are required due to development. Suncadia has submitted a FPA application for this development and is in the process of being complete and having approval at the time of this comment.

Washington State Department of Health Office of Drinking Water – Russell Mau

Response: Suncadia Resort is actively engaged with Suncadia Water Company's update of the resort water model knowing the approved connection count is at 101 remaining approved connections after this plat. Suncadia Resort LLC, through Suncadia Water Company, ensure continued conversation and mitigation with Department of Health as we near the approved connection limit.

Kittitas County Assessor's Office – Haley Mercer

Response: Thank you for your review of the preliminary plat. Suncadia has corrected the items for preliminary plat and the corrected changes will appear on final plat as well.

Washington State Department of Transportation – Paul Gonseth

Response: Traffic impacts of the Master Planned Resort (MPR) continue to remain considerably lower than the initial estimates in the MPR-Final Environmental Impact Statement. Pursuant to the 2014 Traffic Monitoring Report, on January 13, 2015, Kittitas County waived further traffic monitoring pending certain conditions, none of which have yet occurred. Regardless of any conditions being met, Suncadia is in the process of producing an updated Traffic Monitoring Report to appease conditions C-17

and C-18 of the Development Agreement with Kittitas County. Updated report including traffic monitoring is intended for completion prior to year 2025.

The Confederated Tribes of the Colville Reservation – Aren Orsen

Response: The Suncadia Resort property was extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Suncadia is very sensitive to all cultural resources and historic properties and intend to preserve, protect, and follow all applicable rules and regulations as set forth in the Development Agreement.

Washington State Department of Archaeology and Historic Preservation – Sydney Hanson

Response: The entire Suncadia resort property has been extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Suncadia is very cognizant and sensitive to cultural resources and historic properties and always preserve, protect, and follow all applicable rules and regulations as set forth in the Development Agreement.

Kittitas County Public Health – Holly Erdman

Response: Agree with comment that the proposed development will be provided through a centralized sewer system owned and managed by Suncadia Environmental Company, LLC and that the system has enough capacity to serve the 39 single-family residences. Agree with comment that DOH has responded stating 39 connections are under the allowed connections limit.

Kittitas County Public Works – Public Works Plan Review Team

Response: Suncadia acknowledges all the provided engineering and survey comments and those will be addressed prior to final plat submittal.

Very truly yours,



Lathan Wedin
Vice President of Development
Suncadia Resort LLC

Cc: F. Steve Lathrop, Authorized Agent

via email