

From: [Josh Fredrickson](#)
To: [Wedin, Lathan](#); [Kelee Hodges](#)
Cc: [steve.lathrop1](#) [steve.lathrop1](#); [Kelly Bacon \(CD\)](#)
Subject: RE: LP-22-00004 Suncadia Ph 1 Div 14 - Preliminary Plat PW Survey Review
Date: Friday, November 18, 2022 2:52:31 PM
Attachments: [image001.png](#)

Lathan,

As you reference below, comment 4 and 6 are condition of Final Plat. If comment 8, regarding the open tract, has been addressed through CDS, then it looks like PW comments have been addressed for preliminary plat.

Thanks.

Joshua Fredrickson

From: Wedin, Lathan <lwedin@suncadia.com>
Sent: Friday, November 18, 2022 12:38 PM
To: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>
Cc: [steve.lathrop1](#) [steve.lathrop1](#) <Steve@lwhsd.com>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: RE: LP-22-00004 Suncadia Ph 1 Div 14 - Preliminary Plat PW Survey Review

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Josh, as Kelee's email below asks to get in touch with you, I have attempted via phone this AM to no avail. If you could please give me a call at your earliest convenience regarding the revised survey comments, or verify by email that the below positions are correct so we don't have any unknown hurdles for our preliminary plat for P1D14:

It is our understanding the third survey comment #8 is resolved as CDS has confirmed Suncadia is allowed under the Development Agreement to plat prior open space parcels as long as the owner (SCC) is shown on the cover of the plat and that Exhibit M is updated to reflect.

Comment #6 appears to be a conditional preliminary plat comment to be resolved prior to final as the road labelling as commented/requested is found only in the final plat part of KCC.

Comment #4 also appears to be a conditional preliminary plat comment and does not pertain to the

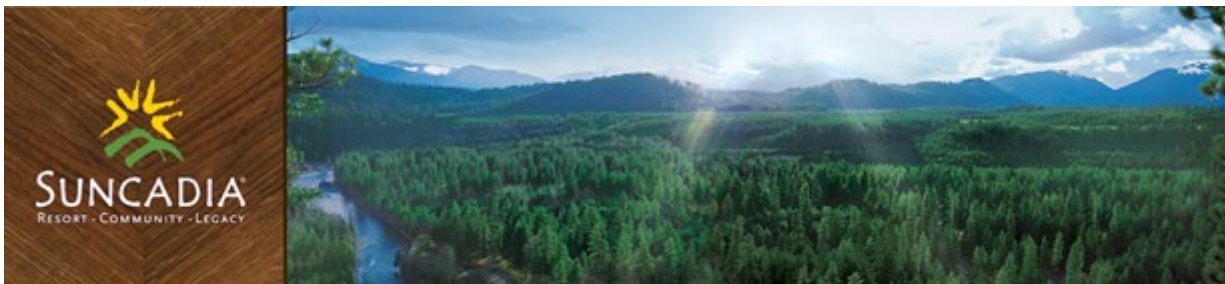
easements yet to be determined as construction documents/etc. are finalized prior to final plat. It seems this comment/code is stating to show any 'existing easements' that would be on this property, of which there are not any in this instance.

It would be of tremendous value for the next plat review if Survey can classify if the comment is conditional for final, or required per certain County code section so we aren't guessing if it is or not.

Please confirm at your earliest convenience.

Thank you,

LATHAN WEDIN
Vice President of Development
770 SUNCADIA TRAIL, CLE ELUM, WA 98922
O) 509.649.6119 C) 509.607.6807 F) 509.649.6251



From: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>
Sent: Friday, November 18, 2022 8:28 AM
To: Wedin, Lathan <lwedin@suncadia.com>
Cc: Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; steve.lathrop1 <[Steve@lwhsd.com](mailto:steve.lathrop1@Steve@lwhsd.com)>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: RE: LP-22-00004 Suncadia Ph 1 Div 14 - Preliminary Plat PW Survey Review

Lathan:

Good morning!

Please find revised comments attached. I left comment 4 but did reference KCC 16.12.110. Please review and if you should have any questions, please reach out to Josh today.

Thank you!

Kelee Hodges

Environmental/Transportation Planner
Kittitas County Public Works

411 N. Ruby St., Suite 1
Ellensburg, WA 98926
Office: 509-962-7523
Mobile: 509-859-4965

kelee.hodges.pw@co.kittitas.wa.us

From: Wedin, Lathan <lwedin@suncadia.com>

Sent: Thursday, November 17, 2022 11:59 AM

To: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>

Cc: Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; steve.lathrop1 <steve.lathrop1@lwhsd.com>

Subject: RE: LP-22-00004 Suncadia Ph 1 Div 14 - Preliminary Plat PW Survey Review

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Kelee,

Following up with you in regards to our P1D14 preliminary plat public works comments to ensure we are good to go. As discussed yesterday, we did submit an amended set to Kelly/CDS on 11/2/22 and you mentioned you received those, however, the comments we were forwarded by CDS on Monday this week (11/14) to address prior to confirming public hearing are the same comments that got addressed in the 11/2 amended set? Please verify Public Works has received the amended set addressing the survey comments and that we are good to go with preliminary plat.

I also clarified Public Works Survey comment #4 (copied below) with our civil engineer and essentially that comment does not apply to preliminary plat / Suncadia. The easements have been contemplated, but at preliminary plat everything has not been fully designed therefore no easements exist at this point.

“4. Sewer, stormwater, and road cut/fill slope easements should be contemplated. All easements shown upon referenced conceptual and preliminary documents shall be included on the face of the Plat.”

Appreciate your swift response as CDS has given us till tomorrow/Friday to get the Public Works comments addressed, which we are firm in belief that we have.

Thank you,

LATHAN WEDIN

Vice President of Development

770 SUNCADIA TRAIL, CLE ELUM, WA 98922

O) 509.649.6119 C) 509.607.6807 F) 509.649.6251



From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Monday, November 14, 2022 5:21 PM

To: Wedin, Lathan <lwedin@suncadia.com>; steve.lathrop1 <steve.lathrop1@lwhsd.com>

Cc: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>

Subject: LP-22-00004 Suncadia Ph 1 Div 14 - Preliminary Plat PW Survey Review

CAUTION: External Email.

Good evening,

Attached please find Public Works Survey comments for the preliminary plat. Please have the amendments made and resubmitted prior to Friday, November 18, 2022, as we have a short turn around for Public Hearing. If you have any questions specifically regarding Public Works comments, please contact Kelee Hodges.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14