



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

## STAFF REPORT

### SUNCADIA PHASE 2 DIVISION 8 (LP-22-00005)

TO: Kittitas County Board of County Commissioners  
FROM: Kelly Bacon, Planner I  
RE: Suncadia Division Phase 2 Division 8 Preliminary Plat (LP-22-00005)  
DATE: January 3, 2023

#### I. GENERAL INFORMATION

Requested Action: Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 72 detached residential lot (primarily second or vacation homes) plat with associated roadways, a clubhouse and pool amenity, as well as an open space and service tracts on approximately 290.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 8,400 to 38,000 square feet. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 8.

Location: Section 11, 13 and 14, Township. 20, Range. 14; Parcel Numbers 770236, 11894, 16198, 770236, 11839, 11840, 11841, 11842, 16210, 962679, 962676, Assessor’s Map numbers 20-14-11000-0004, -0006, -0014, and -0015, 20-14-14000-0005, -0006, -0007, -0008, and -0013, 20-14-13052-0213 and -0216.

#### II. SITE INFORMATION

Total Project Size: 290.3 Acres  
Number of Lots: 72; ranging in size from 8,400 to 38,000 square feet  
Domestic Water: Community Water System  
Sewage Disposal: Community Septic System  
Fire Protection: Fire District 7  
Irrigation District: None

#### Site Characteristics:

North: Wooded areas (all within Suncadia Master Plan Resort)  
South: Cle Elum River, Residential Development and wooded areas (all within Suncadia Master Plan Resort)  
East: Residential development (both outside and within Suncadia Master Plan Resort)  
West: Wenatchee National Forest, Cle Elum River and Undeveloped Wooded areas (both outside and within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Swiftwater Drive.

#### III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

*“...wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features...”*

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement was signed at that time by the Board of County Commissioners

(BOCC). A Final Environmental Impact Statement was published by the County in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

*“... impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety: and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law...”*

to three conditions;

- 1. When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants, program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or its property owners);*
- 2. When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
- 3. When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example, if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

*“... the County's environmental review of any Subsequent Action pursuant to SEPA shall **utilize the Mountain Star EIS to the fullest extent permitted by law.**<sup>1</sup> Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below.”*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

---

<sup>1</sup> Staff emphasis

*“A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved by the Planning Director in accordance with this Section 5.1(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer, Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law.”*

The proposal is consistent with the Conceptual Master Plan and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

*“A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan... may be reviewed and approved by the BOCC without Planning Commission review...”*

Section 5.2 of the Development Agreement lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

*(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under **Section 5.1 above**<sup>2</sup>. Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

*(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement....*

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, “Subdivision” means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

Notice of Application: A long plat application, and site development plan application was submitted to Community Development Services on September 9, 2022. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads “deemed appropriate”. A notice of application

---

<sup>2</sup> Staff emphasis

was sent to all property owners within 500 feet of the project site and adjoining ownership properties. The notice of application was noticed in the local county paper of record on October 20, 2022.

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the subject property as being contained within the Suncadia Planned Resort Subarea and provides guidance for development which generally refers to the development agreement and approval permit.

##### **9.3. Land Uses**

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan referred to in the Development Agreement, may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

##### **9.4. Services and Facilities**

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

##### **9.5. Development Regulations**

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

##### **9.6. Subarea Implementation**

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

#### County Wide Planning Policies:

Master Planned Resorts, Policy 3.6: “The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.” The County authorized the Suncadia MPR previously as discussed in Section III above.

#### **V. ENVIRONMENTAL REVIEW**

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

## **VI. AGENCY AND PUBLIC COMMENTS**

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. The following public agencies submitted comments on the proposal: Kittitas County Assessor's Office, Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation, Washington State Department of Ecology, Washington State Department of Archaeology and Historic Preservation, Kittitas County Public Works, Washington State Department of Natural Resources, Kittitas County Public Health. The following public comments were received: Ira Astrachan.

## **VII. PROJECT ANALYSIS**

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found portion of the project to be located within Shoreline Jurisdiction along the southern property line. KCC structural setback requirements from Exhibit I of the MountainStar Development Agreement will be applicable for future construction.

### Consistency with the provision of KCC 17.37.030, Master Planned Resort:

This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 8,400 to 38,000 square feet.

### Consistency with the provisions of KCC 17A:

This proposal is consistent with the Kittitas County Critical Areas Code. KCC structural setback requirements from Exhibit I of the MountainStar Development Agreement will be applicable for future construction.

### Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

### Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards as addressed in the Development Agreement.

### Agency Comments:

Several agencies responded with substantive comments:

#### *Kittitas County Assessor's Office*

The Assessor's Office provided the following comments:

The Assessor's Office commented that Section 13 is not referred to at the top of the map with the other Section call outs and that Parcel 962679 is not reference.

Staff Response: The applicants corrected the two items brought forth by the Assessor's Office and are reflected in the amended preliminary plat drawings submitted 11-17-22.

*Washington State Department of Health – Office of Drinking Water*

WSDOH provided the following comments:

Washington State Department of Health commented that Suncadia water system has a total of 1501 approved connections and after this proposal of 72 new connections, the water system will have 29 available connections for future development. Therefore, DOH is confident Suncadia water system still has sufficient water availability through these proposed "phases" of development. DOH also stated that Suncadia has submitted an updated Capacity Analysis for review and is pending applicant's response to DOH Comments.

Staff Response: Applicant provided a response to DOH comments stating that Suncadia Resort is actively engaged with Suncadia Water company's update of the resort water model knowing the approved connection count is at 29 remaining approved connections after this plat and will continue conversation and mitigation with DOH as they near the approved connection limit. Staff acknowledges that the water system currently has enough capacity through this current division, and that an updated Capacity Analysis has been submitted to DOH to obtain additional connections for future development.

*Washington State Department of Transportation*

WSDOT commented with the following statements:

WSDOT provided comments concerning the cumulative impact this and future phases may have on the highway system. WSDOT stated that the proponent is required to adhere to the conditions outlined in the MPR Conditions of Approval, specifically, condition C-17 Monitoring Program and the WSDOT has not received an updated monitoring report for review. WSDOT requested that prior to final plat approval the proponent be required to submit an updated traffic monitoring report to the county and WSDOT.

Staff Response: The applicant provided a response to the comments submitted by WSDOT, included as Index #35. The applicant stated that the traffic impacts of the MPR continue to remain much lower than estimated traffic volumes than anticipated in the MPR-FEIS. The applicant stated that Kittitas County suspended Traffic Monitoring on January 13, 2015, pending certain conditions, none of which have yet occurred. CDS checked with Public Works in regarding to these requirements. Public Works reinstated this requirement in 2019 with approval of another Suncadia Preliminary Plat. In working with Suncadia, Public Works stated the traffic monitoring is moving forward with the updated traffic monitoring locations as requested and centered around Labor Day traffic. Therefore, Public Works anticipates a count update after Labor Day with the updated report required at a later date. At this time Public Works states Suncadia has satisfied the requirement regarding traffic monitoring update.

*Washington State Department of Ecology*

DOE provided the following comments:

DOE provided comments regarding Water Resources and the need for prospective water users to obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water.

Staff Response: The applicant provided a response to the comments submitted by DOE, included as Index #35. The applicant stated that the Development Agreement between Kittitas County and Suncadia prohibits water diversion and extraction at this stage in the resort development, but that if there were a need of new water resources, the DOE would be included in the discussions with the Utility Company overseeing water resource distribution. Staff agrees with the applicant's response, as the current water

supply for Suncadia is through an approved Group A Water System and as discussed within the “Water Supply” section of the Development Agreements (Page 9).

*Washington State Department of Archaeology and Historic Preservation*  
DAHP submitted the following comments:

DAHP provided comments regarding their statewide predictive model indicating high probability of encountering cultural resources within the proposed project area and the scale of the proposed ground disturbing actions would destroy and archaeological resources present and the recommendation of a professional archaeological survey being conducted and a report be produced prior to ground disturbing activities, recommendation that any structures 45 years of age or greater be evaluated for eligibility for listing in the National Register of Historic Places in Historic Property Inventory

Staff Response: The applicant provided a response to the comments submitted by DAHP, included as Index #35. The applicant stated that 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. The applicant is required to adhere to all applicable regulations as outlined in the Development Agreement. The 30 year term of the Development Agreement will end on October 9, 2030 (Development Agreement Section 1.2 Term).

*Kittitas County Public Works*  
KCPW provided the following comments:

KCPW provided comments in regards to the timing of improvements, required “Plat Notes”, the plat needing to show the acceptance signature of the County Engineer, engineered plans needing to be submitted to Public works for Civil Review and needing to be completed prior to Final Plat, the need to submit an updated report detailing what monitoring has been completed in the completion of the Traffic Monitoring Plan process, an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat, an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, as well as survey comments and flood requirements for the 100 year floodplain boundary needing to be included on the face of the plat.

Staff Response: The applicant provided a response to the comments submitted by Public Works, included as Index #35. The applicant acknowledged all of the provided engineering and survey comments and will address prior to final plat submittal. Staff has conditioned the preliminary plat to meet all of Public Works comments.

*Washington State Department of Natural Resources*  
DNR provided the following comments:

DNR provided comment regarding the parcels being primarily forested land and reiterated the need for a Forest Practices Application if merchantable timber is removed/harvested as part of the proposal of if converting to non-forestry use.

Staff Response: Suncadia has submitted the FPA for this division and has obtained an approved FPA number from DNR.

*Kittitas County Public Health*  
KCPH submitted the following comments:

KCPH provided comments regarding the sewage for this development being conveyed by means of an existing gravity sewer and will continue to off-site gravity sewers to the Waste Water Treatment Plant in Cle Elum and that the additional 72 residential connections to the Suncadia water system has sufficient capacity to be served, as confirmed by WSDOH-ODW.

Staff Response: The applicants confirmed that the proposed development will be served by a centralized sewer system owned and managed by Suncadia Environmental Company, LLC and that the system has enough capacity to serve the plat and agreed that DOH has confirmed sufficient capacity to be served through DOH.

Public Comments: Public comments were received by: Ira Astrachan.

*Ira Astrachan:*

Ira Astrachan provided comments regarding the developer being in violation of Section B-43 and B-44, impacting air quality, failure to comply with C-29 and that since living within the MPR starting in 2019 these three conditions have not been met, the need for a plan to monitor the developer and establish corrective measures for non-compliance, failure to comply with Exhibit F-1 of the Development Agreement and lack of compliance with C-17 Traffic Monitoring Program, and brought forward questions regarding DAHP's comments in regard to the Roslyn Waterline Complex.

Staff Response: Suncadia provided a response stating that contractors working within the resort are subject to Suncadia's construction equipment emissions and dust suppression requirements and lack of specifics in this regard leave them with nothing further to respond to; Suncadia responded to the comment regarding C-29 stating they utilize the property purchase and sale process as the periodic survey identifying through buyers and sellers what the regional on and off-site recreational activity patterns and work with the Suncadia Fund for Community Enhancement to determine enhancement needs.; Suncadia is working with Kittitas County Public Works on the new traffic monitoring plan; Suncadia has also responded in regard to the Roslyn Waterline Complex and that it has been relocated by agreement with the city (2005) and that the waterline was specifically surveyed and was not eligible for listing through the historical significance investigation process.

## VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12, Title 17.37, and Title 17A of the Kittitas County Code, the Kittitas County Comprehensive Plan, and the Development Agreement. Staff recommends approval of the Suncadia Phase 2 Division 8 Preliminary Plat LP-22-00005, subject to the following findings of fact, conclusions, and conditions:

### **Suggested Findings of Fact**

Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 72 detached residential lot (primarily second or vacation homes) plat with associated roadways, a clubhouse and pool amenity, as well as an open space and service tracts on approximately 290.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 8,400 to 38,000 square feet. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 8.

1. Location: Section 11, 13 and 14, Township. 20, Range. 14; Parcel Numbers 770236, 11894, 16198, 770236, 11839, 11840, 11841, 11842, 16210, 962679, 962676, Assessor's Map numbers 20-14-11000-0004, -0006, -0014, and -0015, 20-14-14000-0005, -0006, -0007, -0008, and -0013, 20-14-13052-0213 and -0216.



2. The Comprehensive Plan designation is Rural Recreation.
3. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.

Site Information

Total Project Size:	290.3 Acres
Number of Lots:	72; ranging in size from 8,400 to 38,000 square feet
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

- North: Wooded areas (all within Suncadia Master Plan Resort)  
 South: Cle Elum River, Residential Development and wooded areas (all within Suncadia Master Plan Resort)  
 East: Residential development (both outside and within Suncadia Master Plan Resort)  
 West: Wenatchee National Forest, Cle Elum River and Undeveloped Wooded areas (both outside and within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Swiftwater Drive.

4. A long plat application, and site development plan application was submitted to Community Development Services on September 9, 2022. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads “*deemed appropriate*”. A notice of application was sent to all property owners within 500 feet of the project site and adjoining ownership properties. The notice of application was noticed in the local county paper of record on October 20, 2022.
5. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.
6. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water and sewage systems.
7. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
8. This proposal is consistent with the Kittitas County Critical Areas Code 17A.
9. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
11. Comments were received from various agencies and the public. These comments are included in the index file for review.
12. Site Development Plan Approval was granted via letter from the Community Development Services Director on December 12, 2022, in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated September 9, 2022 and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. This application is subject to the latest revision of the MountainStar Development Agreement including those provisions expressed in the Transfer Agreement dated July 6, 2021. The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.
7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.
8. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
9. A private road is required to be named when more than five addresses are assigned on a roadway. A Private Road Name application from Kittitas County Public Works will be required for each road.
10. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
12. The applicant shall provide stormwater design calculations for treatment and disposal areas. If unitizing an existing system, please provide an accounting affirming sufficient capacity prior to final plat approval.
13. The applicant shall provide an inventory of equivalent residential units, or the accounting method

utilized in the general sewer plan, affirming sufficient capacity serving the plat.

14. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included with such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

Exhibit F-1 Suncadia MPR Conditions of Approval:

A-2 (a) Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.

15. Prior to Final Plat approval the applicant shall submit an updated report detailing what monitoring has been completed in regard to the Traffic Monitoring Plan process.
16. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.