



November 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 2 Division 8 Long Plat (LP-22-00005) 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 2 Division 8 Preliminary Long Plat (LP-22-00005) received Wednesday November 09, 2022. Below you will find responses to each of the received comments. Please let us know if you have any questions.

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 are reflected in the amended preliminary plat drawings submitted to KCCDS.

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 current approved connection count is at 29 remaining approved connections after this plat. Suncadia Resort LLC, through the utility provider Suncadia Water Company, ensure continued coordination and mitigation with Department of Health for the Capacity Analysis that has been submitted and commented on by DOH. Suncadia appreciates DOH's swift and thorough coordination, review, and ultimately approval of the utility company's application for updated approved connections.

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 of those 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.

Ira Astrachan

Response: Comment 1: Suncadia does impose and will continue to enforce construction equipment emissions and dust suppression on all contractors working within the resort. Lacking specifics of non-compliance there is nothing more to which Suncadia can respond. Regarding C-29, Suncadia utilizes 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 seemingly are and subsequently works with the Suncadia Fund for Community Enhancement to see about filling or enhancing any recreational needs that come from those periodic surveys. Comment 2: Absent specific instances of non-compliance, Suncadia has nothing to which to respond, other than to confirm that a new traffic monitoring plan is underway and that it will comply with County Public Works requirement of being provided prior to year 2025. This work also addresses compliance of Condition C-17. Comment 3: The SEPA checklist Att. 13.b discloses the removal of the Roslyn water line. This water line complex (KT02147) has been relocated by agreement with the city (2005), and repeatedly removed and segments abandoned as the resort has developed. It was specifically surveyed, and its historical significance investigated and determined to not be eligible for listing. Pitts and Allen, 2019. The comment is without merit.

Washington State Department of Ecology

Response: Although the Development Agreement between Kittitas County and Suncadia prohibit water diversion and extraction at this stage of the resort development; if Suncadia ever were to find the resort in need of new water resources, undoubtedly the Department of Ecology would be at the table with the Utility Company overseeing water resource distribution, along with Suncadia Resort, Department of Health, and Kittitas County during that process.

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 Works – Public Works Plan Review Team

Response: Suncadia acknowledges the provided engineering and survey comments and the survey comments have been addressed in the amended preliminary plat drawings submitted to CDS. The remaining engineering comments will be addressed with public works prior to final plat submittal as requested.

Washington State Department of Natural Resources – Scott Chambers

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 has an approved FPA number from the DNR for the work slated in this development.

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 plat. Agree with comment that DOH has responded stating the plat connections are under the allowed connections limit.

Very truly yours,



Lathan Wedin
Vice President of Development
Suncadia Resort LLC

Cc: F. Steve Lathrop, Authorized Agent

via email