



Site Development Plan for Suncadia Social

Information required by Section 5.1(h) of the Development Agreement for the Suncadia Social Plan is provided as shown 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 (SDP) for Suncadia Social is provided herein. A vicinity map is included on the SDP as required. See the full-size SDP Exhibit included in this report.

(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 Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.

Suncadia Social will have 25 detached and 17 attached residential lots (primarily second or vacation homes) for a total of 42 lots, commercial/retail buildings, access, and associated parking and landscaped areas.

(ii) Boundaries and lot lines for all parcels and lots.

Refer to the Site Development Plan Exhibit for boundary configuration of the Suncadia Social platted lots and open space tracts.

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

Refer to the Site Development Plan Exhibit for elevation contours.

(iv) Names and dimensions of public roads bounding or near the site.

See the Vicinity Map on the Site Development Plan exhibit for this information. Access to the site will be provided off the existing Suncadia Trail and Big Hill Drive roadways.

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

Refer to the Preliminary Site and Utility Engineering Summary of this document for Suncadia Social preliminary planning for access, parking, drainage, and public utility extensions. Site grading will be associated with the development of the parcel and will attempt to minimize the amount of earthwork hauled off to the extent possible as an element of the site design.

(vi) *Location of all buildings identified by type of use.*

Refer to the Site Development Plan Exhibit.

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

Each residence in Suncadia Social would include dedicated on-site parking that would vary per individual detached residence. Asphalt concrete pavement parking areas for the attached residences and commercial/retail areas will have approximately 160 spaces.

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

The location and names of access tracts, driveways, and parking are shown on the Site Development Plan Exhibit.

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

Refer to the Site Development Plan exhibit and section (4), below.

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

No open space is required on the Suncadia Social project site as originally established as part of Tract Z-6 of The Resort Core Phase 1 Division 9 Plat and subsequently Tract A of the Suncadia Resort Core Binding Site Plan No. 1. In addition, locations of open space within Suncadia Social are quantified on Exhibit M, included with this Application.

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

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will be looped, connecting to both Big Hill Drive and Suncadia Trail. The development is part of a Group A water system regulated by the Department of Health which will be served by Suncadia Water Company, LLC (Suncadia Water). Suncadia Water has included this parcel in their comprehensive planning. The project area is served by Fire District 7. A fire station for District 7

is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

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

The project site slopes generally towards the southwest. Osprey Ridge residential development and Big Hill Drive borders the north side of the project and Suncadia Trail borders the south side. The Lodge and Spa are located to the west of the project. The Swim and Fitness Center and the Resort Core Lake are located to the east of the project.

(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.

This Site Development Plan includes the following residential, mixed use, and recreational facilities:

- a) 25 Detached vacation homesites and associated access and landscaping.
- b) 17 Attached vacation homesites and associated access and landscaping.
- c) An updated ice rink feature with a footprint square footage of 26,000.
- d) Commercial/retail buildings with an estimated square footage of 25,000 to 35,000.
- e) Community/Recreational open space.

The Suncadia Social vacation homesites consist of 25 detached resort residential units detached resort residential lots that range from approximately 3,700 to 4,500 square feet and 17 attached resort residential lots that range from approximately 1,300 to 1,900 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(s), or any one of them, is either (i) registered to vote at such unit's Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit's Suncadia address, in which case such unit shall be considered a permanent residence.

(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.

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

- 1) Road edges
- 2) Areas around the homes

Road edges and drainage ditches

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

In all cases, the recommendations of the Noxious Weed Control portion of the LSP will be implemented.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur as necessary to reestablish the area.

Open Space

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening. A Land Stewardship Plan will be developed to ensure the long term health of the open space area.

Irrigated areas around the Homesites

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

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

The proposed project site does not require open space areas, per the Plat of the Resort Core, Phase 1 Division 9 and subsequently Tract A of the Suncadia Resort Core Binding Site Plan No. 1. Suncadia Social has areas designated for community/recreation open space which will be owned and maintained as provided by the CC&Rs. A form (Exhibit M) summarizing the open space is also included with this application.

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

Suncadia in this plat is or will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(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.

Refer to the Preliminary Site and Utility Engineering Summary in the application document for a description and illustration of the proposed Suncadia Social utility infrastructure.

(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.

The proposed development will be constructed in phases as outlined below, including the associated access, parking, and utility infrastructure. All staging will be confined to the property.

Schedule	Element
2024	A portion of residential buildings
2025-2026	Remaining residential buildings and starting construction for three commercial buildings and the ice skating rink
2027	Construction of the additional three commercial buildings

(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, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going 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 Suncadia Social Site Development Plan and the Phase 1 General Site Plan approved May 3, 2005.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.