

## Lindsey Ozbolt

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**From:** Steve Lathrop <Steve@lwhsd.com>  
**Sent:** Tuesday, May 15, 2018 1:29 PM  
**To:** Lindsey Ozbolt; Powers, Cape (cpowers@suncadia.com)  
**Subject:** RE: LP-18-00001 Suncadia Ph 1 Div 15 Preliminary Plat - Transmittal of Comments

Please accept the following responses to the agency comments received on this application:

As with the prior approximately 17-18 preliminary plat applications at Suncadia previously approved by the county, the application for Ph 1 Div 15 is governed by the Applicable Law as defined in the Development Agreement with the county, as amended, in Section 4.1(c). Exhibit F-1 to the Development Agreement contains conditions of approval to which all projects must meet. The above application meets and/or addresses all such requirements.

County Fire - see Conditions of Approval A-2, C-25 and C-36-39, the Land Stewardship Plan for Suncadia as referenced in the DA, current codes will not apply; regarding the WUIC, please refer the commenter to the KC Fire Marshall's own files to reread the confidential memorandum (no to be distributed) from the prosecutor's office stating that Suncadia is not subject to the WUIC.

DOH - Suncadia Water System LLC will provide water availability certificates

DOE - refer commenter to DOE's records for the NPDES permit held by Suncadia as issued by DOE; as to erosion, see Conditions B-1-B-9.

County Environmental Health - commenter references the Group A water system serving Suncadia and groundwater wells are prohibited; the plat notes will not include the requested language as being inapplicable in light of the commenter's reference to the Group A system

Public Works - KCC 16.12.020 and .030 are not part of the Applicable Law and do not apply; it is not correct that a parcel cannot have utilities without an address and Suncadia disputes whether a building permit can be withheld, particularly if addressing is delayed by the county due to staffing for the issuance of tax parcel numbers

WDFW - see Conditions A-3 - A-10; Ex M to the application quantifies the open space proposed by this plat

### **F. Steven Lathrop, Attorney at Law**

Lathrop, Winbauer, Harrel, Slothower & Denison, LLP

201 West Seventh Avenue

P.O. Box 1088

Ellensburg, WA 98926

Direct Telephone: 509-925-5622; Direct Fax: 509-925-3861 Mobile: 206-799-0728

Telephone: 509-925-6916; Fax: 509-962-8093

[steve@lwhsd.com](mailto:steve@lwhsd.com)

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**From:** Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]

**Sent:** Monday, May 14, 2018 5:04 PM

**To:** Powers, Cape ([cpowers@suncadia.com](mailto:cpowers@suncadia.com))

**Cc:** Steve Lathrop

**Subject:** LP-18-00001 Suncadia Ph 1 Div 15 Preliminary Plat - Transmittal of Comments

Good evening Cape.

Please see the attached pdf containing the Transmittal of Comments letter and associated public comments for Suncadia Ph. 1 Div. 15 Preliminary Plat (LP-18-00001).

Best regards,

**Lindsey Ozbolt**

Planning Official

Kittitas County Community Development Services

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

(509) 962-7046 | [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

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