



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 14, 2018

New Suncadia LLC
Attn: Cape Powers
770 Suncadia Trail
Cle Elum, WA 98922

sent via email: cpowers@suncadi.com

RE: Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) – Transmittal of Comments

Dear Applicant,

The comment period for the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) and associated site development plan ended on Friday, May 11, 2018 at 5:00 pm. Community Development Services received the following public comments:

- May 3, 2018 Washington State Department of Health – Russell Mau
- May 8, 2018 Washington State Department of Ecology – Gwen Clear
- May 11, 2018 Kittitas County Environmental Health – Tristan Lamb
- May 11, 2018 Kittitas County Public Works – Taylor Gustafson
- May 11, 2018 Washington State Department of Fish and Wildlife – Scott Downs

Please respond to any comments by 5:00 pm on Monday, May 21, 2018 so that staff can incorporate your responses into the staff report and recommendation for the public hearing scheduled on June 5, 2018 at 2:00 pm in the Board of County Commissioners Auditorium.

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

Lindsey Ozbolt
Planning Official

Enclosure

Cc: Steven Lathrop, Authorized Agent, LWHSD

via email

Lindsey Ozbolt

From: Joe Seemiller <seemillerj@kvfr.org>
Sent: Thursday, April 26, 2018 3:00 PM
To: Lindsey Ozbolt
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

Lindsey:

The following conditions must be met.

- Fire hydrant numbers and spacing must meet current fire code requirements.
- Fire flow requirements must meet current fire code.
- Emergency vehicle access must meet current fire code.
- Wildland Urban Interface requirements must be met.
- Building address numbers must meet current county requirements.
- The local fire district should be consulted for their input.

That is all I have for now. Contact me if you have any comments or questions. Thanks.

Joe S.

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

Sent: Thursday, April 26, 2018 11:24 AM

To: Joe Seemiller <seemillerj@kvfr.org>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; 'jessica@yakama.com' (jessica@yakama.com) <jessica@yakama.com>; 'jmarvin@yakama.com' (jmarvin@yakama.com) <jmarvin@yakama.com>; 'johnson@yakama.com' (johnson@yakama.com) <johnson@yakama.com>; 'Thalia Sachtleben (enviroreview@yakama.com)' <enviroreview@yakama.com>; separegister@ecy.wa.gov; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov) <sepaunit@ecy.wa.gov>; gcle461@ecy.wa.gov; gary.graff@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov) <Brent.Renfrow@dfw.wa.gov>; scott.downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; sepa@dahp.wa.gov; 'jorgenja@cwu.edu' (jorgenja@cwu.edu) <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' (nelmsk@cwu.edu) <nelmsk@cwu.edu>; mike.flory@co.kittitas.wa.us; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Stacey Henderson <stacey.henderson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov) <russell.mau@doh.wa.gov>; ben.serr@doh.wa.gov; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; Terry Hamberg (tribune@nkctribune.com) <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'jmarkell@kvnews.com' <jmarkell@kvnews.com>; legals@kvnews.com; pshuart@kvnews.com; Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil) <Deborah.J.Knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; wargog@cersd.org; montgomeryr@cersd.org; office@kcf7.com; Robert Omans <robert@cityofcleelum.com>; Jim Leonhard <jleonhard@cityofcleelum.com>; Kathi Swanson <kswanson@cityofcleelum.com>; 'Steve Lathrop' <Steve@lwhsd.com>; Powers, Cape (cpowers@suncadia.com) <cpowers@suncadia.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

LP-18-00001 Suncadia Phase 1 Division 15 (in County Network)

Kittitas County Community Development Services has received the above referenced land use application known as the Suncadia Phase 1 Division 15 plat. The request is to subdivide approximately 7.17 acres of land that is zoned Master Planned Resort into 10 lots with an access tract and a future development tract. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 1 Division 15.

Agencies within the county network may review the application materials via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and opening the designated file by application number LP-18-00001. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. **The comment period ends on May 11th, 2018 at 5:00 p.m.**

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, May 03, 2018 11:40 AM
To: Lindsey Ozbolt
Cc: Smits, Brenda M (DOH); Holly Erdman
Subject: RE: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

Ms. Ozbolt:

The State of Washington Department of Health (DOH) Office of Drinking Water (ODW) seeks confirmation of the following, from Suncadia regarding these 10 new homes:

- These new homes are identified in the currently approved Water System Plan for Suncadia.
- Either of the following: (a) the existing water system has capacity to serve these new connections, or (b) a specific Capital Improvement Project, identified in the currently approved Water System Plan, will be completed as part of the construction of these homes.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Cell: 509-951-5494
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington
Visit our web site at www.doh.wa.gov/ehp/dw

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Thursday, April 26, 2018 11:24 AM
To: Joe Seemiller <seemillerj@kvfr.org>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; 'jessica@yakama.com' (jessica@yakama.com) <jessica@yakama.com>; 'jmarvin@yakama.com' (jmarvin@yakama.com) <jmarvin@yakama.com>; 'johnson@yakama.com' (johnson@yakama.com) <johnson@yakama.com>; 'Thalia Sachtleben (enviroreview@yakama.com)' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' (jorgenja@cwu.edu) <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' (nelmsk@cwu.edu) <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Stacey Henderson <stacey.henderson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; ben.serr@doh.wa.gov; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Allison Kimball (brooksideconsulting@gmail.com)

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montgomeryr@cersd.org; office@kcf7.com; Robert Omans <robert@cityofcleelum.com>; Jim Leonhard
<jleonhard@cityofcleelum.com>; Kathi Swanson <kswanson@cityofcleelum.com>; 'Steve Lathrop' <Steve@lwbsd.com>;
Powers, Cape (cpowers@suncadia.com) <cpowers@suncadia.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Jeremy
Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: LP-18-00001 Suncadia Ph 1 Div 15 - Notice of Application

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Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

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(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 8, 2018

Lindsey Ozbolt
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-18-00001

Dear Ms. Ozbolt:

Thank you for the opportunity to comment on the notice of application for the 10-lot subdivision with an access tract and a future development tract on approximately 7.17 acres, proposed by New Suncadia, LLC. We have reviewed the application and have the following comment.

WATER QUALITY

The Cle Elum River is included in the Upper Yakima River Basin Suspended Sediment, Turbidity, and Organochlorine Pesticide Total Maximum Daily Load (TMDL) water quality improvement program. One side of each of the proposed development sites appears to terminate in a very steep slope. Erosion of these slopes has the potential to add sediment and turbidity to the Cle Elum River, a protected water body. Care must be taken, both during and after development of these sites, to prevent the entry of sediment and turbidity to the Cle Elum River. Project planning, development, and use of the site needs to include water quality protection.

Please contact **Jane Creech** at the Washington State Dept. of Ecology at (509) 454-7860, or email at jton461@ecy.wa.gov, if you have questions about this TMDL program.

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be



Ms. Ozbolt
May 8, 2018
Page 2

able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201802207

Subdivision Comments

To: Lindsey Ozbolt, Planning Official

From: Tristen Lamb, Environmental Health Supervisor

Date: May 11, 2018

RE: LP-18-00001

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Environmental Health requirements.

Findings

On Site Sewage

Finding 1

The Phase 1 Division 15 project is served by the existing sanitary sewer system in Suncadia Trail. There are no additional requirements.

Water

Finding 1

The Phase 1 Division 15 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH). DOH must approve the additional connections to the existing water system.

(See Condition B-1)

Finding 2

Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.

(See Condition C-1)

Finding 3

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law (settlement agreement).

(See Condition C-2)

A	Additional Information Required
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No information is required for further review prior to any determinations leading to recommendation for approval.

B	Final Plat Review & Recording
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Prior to final plat approval and recording, the following conditions shall be met:

B-1 The applicant shall obtain approval from DOH that the existing Group A public water system can adequately serve the Phase 1 Division 15 project.

C	Final Plat Notes
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The following notes shall be placed on the face of the plat:

C-1 “Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”

C-2 “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”



KITTTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: May 11, 2018
SUBJECT: Suncadia Phase 1, Division 15 LP-18-00001

TG

The following shall be conditions of preliminary approval.

Survey:

1. The submitted Preliminary Plat does not contain the name of the Surveyor/Engineer responsible for preparing the documents.(KCC 16.12.020(5))
2. Roadways should show name, width, and type (private roadway-paved). (KCC 16.12.030(2)).

Planning:

3. 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 within 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 acceptable 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.

4. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

Page 1 of 2

5. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

May 11, 2018

Lindsey Ozbolt
Kittitas County Planning Official
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: LP-18-00001 Suncadia Phase 1 Division 15

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Suncadia Phase 1 Division 15 plat which would subdivide approximately 7.17 acres of land into 10 lots as part of the Suncadia Master Planned Resort (MPR); LP-18-00001. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents and has the following concerns with this application.

--The proposed lots are directly adjacent to a steep slope which is designated as managed open space and has adjacent connections to the Conservation Easement for the Suncadia MPR. It is critical that trees on this slope behind the home lots be retained as they provide both critical habitat values and slope stability, which if eroded could endanger both the homes at the top of the slope as well as the river corridor at the bottom of the slope. Based on the location of these lots, view shed will likely be emphasized and height of the trees on the slope may affect future view shed. If these lots are permitted, WDFW requests that it be stated in conditions of approval that no clearing or cutting of trees be allowed on the adjacent open space hillslope without approval from Kittitas Conservation Trust (KCT) as is stipulated in the open space agreement.

--WDFW believes that the open space calculations shown in the application do not reflect the correct current calculations of open space for the Suncadia MPR. Please have the applicant verify the open space calculations with current up to date information.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes
Area Habitat Biologist