

## 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"

March 18, 2019

New Suncadia LLC  
Attn: Brianne Kelsey  
770 Suncadia Trail  
Cle Elum, WA 98922

*sent via email :[bkelsey@suncadia.com](mailto:bkelsey@suncadia.com)*

RE: Suncadia Phase 2 Division 5 Preliminary Plat (LP-19-00001) – Transmittal of Comments

Dear Applicant,

The comment period for the Suncadia Phase 2 Division 5 Preliminary Plat (LP-19-00001), and associated site development plan ended on Thursday, March 7, 2019 at 5:00 pm. Community Development Services received the following public comments:

- February 21, 2019 Washington Department of Health- Russell Mau
- February 21, 2019 Yakama Nation, Johnson Meninick
- March 4, 2019 Washington Department of Ecology- Gwen Clear
- March 4, 2019 Jesse Cox, Kittitas County Environmental Health Supervisor
- March 5, 2019 Comment Letter, Steve and Caroline Jaffe
- March 5, 2019 Comment Letter, Ed Marshall
- March 6, 2019 Kittitas County Public Works- Taylor Gustafson, Environmental Transportation Planner
- March 6, 2019 Comment Letter, Debbie and Lars Landrie
- March 6, 2019 Comment Letter, Nancy Smith
- March 6, 2019 Comment Email, Caroline Jaffe, with Dennis and Jody O'Donnell Letter
- March 7, 2019 Kittitas County Public Works- Mark Cook, Director
- March 7, 2019 Comment Email, Paul Lazowski

If you wish to provide any responses to any of the received comments, please do so by 5:00 pm on April 23, 2019 so that staff can incorporate any of your responses into the staff report for the public hearing that is scheduled for 2:00 pm on May 7, 2019 in the BOCC Auditorium.

If you have any questions regarding this matter, please contact me at (509) 962-7079, or by e-mail at [dusty.pilkington@mail.weber.edu](mailto:dusty.pilkington@mail.weber.edu).

Sincerely,

*Dusty Pilkington*

Dusty Pilkington  
Staff Planner

Enclosure – Sent via email only

Cc: Steven Lathrop, Authorized Agent, LWHSD

*via email*

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)  
**Subject:** RE: LP-19-00001 Suncadia Phase 2 Div 5  
**Date:** Thursday, February 21, 2019 6:37:43 AM

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Mr. Pilkington:

I am responding on behalf of the Department of Health (DOH) Office of Drinking Water (ODW) regarding drinking water – the SEPA Environmental Checklist states, under Item 16 under Section B, water utility is available. If this is being served by the “Suncadia Resort” (AA317) public water system, the “Suncadia Resort” water system does have capacity to serve these 64 residences. This water system currently has 590 active connections and is approved for 1,501 connections.

Thanks,

**Russell E. Mau, PhD, PE**  
Regional Engineer  
Office of Drinking Water  
Washington State Department of Health  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)  
509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

**From:** Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]  
**Sent:** Wednesday, February 20, 2019 5:41 PM  
**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; '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>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ECY.WA.GOV' <migi461@ECY.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>; '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' <ben.serr@doh.wa.gov>; Smits, Brenda M (DOH) <brenda.smits@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>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; 'Joanna Markell' <jmarkell@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; Karen

Hodges <karen.hodges@co.kittitas.wa.us>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; RichElliott <elliotttr@kvfr.org>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Lamb, Tristen (DOHi) <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; 'office@kcf7.com' <office@kcf7.com>  
**Cc:** Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>  
**Subject:** LP-19-00001 Suncadia Phase 2 Div 5

Greetings. I am requesting comments on this Plat, Suncadia Division Phase 2 Division 5. Anyone with an interest can comment, and the comment period ends March 7, 2019. Click the links below to view information on the permit. If you have no comment on the project, please reply and inform CDS.

[LP-19-00001 Suncadia Phase 2 Div 5 \(County\)](#)

[LP-19-00001 Suncadia Phase 2 Div 5 \(Outside County Network\)](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long> Plats and then the Project File Number "LP-19-00001 Suncadia Phase 2 Div. 5".

-

The following documents are attached to this email:

Notice of Application

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

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Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb46916cc6dcbdac24bb8719d004a14



Confederated Tribes and Bands of the Yakama Nation  
Established by the Treaty of June 9, 1855

Post Office Box 151  
Toppenish Washington 98948

**RECEIVED**  
FEB 25 2019  
February 25, 2019  
Kittitas County CDS

Dusty Pilkington  
Kittitas County Community Development Services  
411 N Ruby Street #2  
Ellensburg, WA 98926

RE: Suncadia Phase 2 Division 5 LP-19-00001

Dear Mr. Pilkington,

Thank you for contacting the Yakama Nation regarding the above identified application for a 64 detached residential lot plat. This proposal is located in an area considered to have a high probability for cultural resources. Two previously recorded sites are located within the proposed project boundaries, and over 60 archaeological resources are located within less than one mile. One of the largest Native American housepit sites in western Kittitas County is located only a quarter mile from the project boundaries.

We request full survey of the project area. Please provide our office a copy of the survey report for review and comment once complete. Please feel free to contact me at 509-865-5121 x4737, or Yakama Nation Archaeologist, Jessica Lally at x4766, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnson Meninick".

Johnson Meninick,  
Yakama Nation Cultural Resources Program Manager

CC: Rob Whitlam, DAHP  
Stephanie Jolivette, DAHP



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 4, 2019

Dusty Pilkington  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: LP-19-00002

Dear Dusty Pilkington:

Thank you for the opportunity to comment on the notice of application for the Suncadia Phase 2 Division 5 project. We have reviewed the application and have the following comment.

#### WATER QUALITY

The Cle Elum River and its tributaries are included in the Upper Yakima River Basin Suspended Sediment, Turbidity, and Organochlorine Pesticide Total Maximum Daily Load (TMDL) and the Upper Yakima River Tributaries Watershed Temperature TMDL water quality improvement programs. The eastern side of the proposed development site is near to and slightly uphill from a fish-bearing tributary of the Cle Elum River. Erosion of the project site has the potential to add sediment and turbidity to this stream. Care must be taken, both during and after development of this site, to prevent the entry of sediment and turbidity to the Cle Elum River and its tributaries. Streamside vegetation must also be protected and maintained. 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 (509-454-7860, [jton461@ecy.wa.gov](mailto:jton461@ecy.wa.gov)) if you have questions about these TMDL programs.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

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

201900888



# Subdivision Comments

**To:** Dusty Pilkington, Planning Official  
**From:** Jesse Cox, Environmental Health Supervisor  
**Date:** Mar 4, 2019  
**RE:** LP-19-00001

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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**

- The Phase 2 Division 5 (River Ridge II) development project is served by a gravity conveyed and force main sewer system that connects to the River Ridge Lift Station. At this point the wastewater is pumped to the main sewer in Swiftwater Drive and continues to the Cle Elum WWTP. There are no additional requirements.

### **Water**

- The Phase 2 Division 5 (River Ridge II) development project is served by the Suncadia Water Company a class A Water system, which is regulated by the Dept. of Health. There are no additional requirements.
- 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.
- 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 B-1)**

**(See Condition C-1)**

**(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 2 Division 5 (River Ridge II) development 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.”

**From:** [Caroline Jaffe](#)  
**To:** [CDS User](#)  
**Cc:** [Dusty Pilkington](#); [Steve Jaffe](#)  
**Subject:** RE: project LP-19-00001 Project name Suncadia Phase 2 Division 5  
**Date:** Tuesday, March 05, 2019 12:27:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[suncadia letter.pdf](#)

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Please see attached letter in response to Notice of Application

Thank you,

Caroline Jaffe



**Caroline Jaffe**

**Sales Manager**

NMLS ID: 307937

371 NE Gilman Blvd.

Suite 340

Issaquah, WA 98027

Mobile 206-369-6766

[Email](#)



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message id: 20e14591f26ccbdac24cb8719d004e14

To Whom It May Concern:

RE: Project File Number: LP-19-00001 Project name: Suncadia Phase 2 Division 5


We live on Coal Mine Way, in Suncadia. In the last couple years about 200 new homes have been built in Suncadia and it continues to grow rapidly. While we have no problem with the growth, we do have a problem with Coal Mine Way being used a short cut/thoroughfare for construction traffic whether it be large dump trucks or contractors in their trucks and cars. Countless homes front Coal Mine Way. Only a handful front Suncadia Trail and Swiftwater Dr. This is the route all construction/contractor traffic should be using.

The speed limit on Coal Mine Way is 15 mph. It actually takes a conscientious effort to drive 15 mph and therefore most traffic is going between 25-35 mph. And we have the occasional person that drives as though they're on I90. Coal Mine Way also has several blind curves and we've witnessed cars/trucks coming around curves too fast only to have pedestrians have to jump out of the way.

There are no trails or sidewalks along Coal Mine Way from Swiftwater Dr to Dawson Park and then up to Suncadia Trail. But there are paved trails along Suncadia Trail and Swiftwater Dr. As you know, Suncadia being a resort, has homes that are owner occupied, second homes and vacation rentals. It's very common to see families with little kids walking along Coal Mine Way. Families, especially when on "vacation" let their guard down. They are walking with their little kids along Coal Mine Way in the road! Because it's the only place to walk. It's only a matter of time before a car/pedestrian accident occurs along Coal Mine Way...there is simply too much traffic and too many pedestrians literally sharing the road. There are also two spots along Coal Mine Way where golf carts cross from one hole to the next.

Coal Mine Way was never intended to handle the current volumes of traffic and it continues to get worse daily. Going back to 2017 during the construction of River Ridge division 1, Cape Powers imposed requirements that the construction vehicles for River Ridge were to utilize Suncadia Trail then Swiftwater Drive for their access to and from The River Ridge Development, rather than Coal Mine Way. Suncadia currently has signs as you enter Coal Mine Way from the Firehouse road gate and as you enter Coal Mine way coming from Nelson preserve turning onto Coal Mine Way from Swiftwater. In both cases it says "Local traffic only", however, it's not being enforced as evidenced by the dozens of construction vehicles, contractors, subcontractors, visitors and the like using Coal Mine way daily.

We have no issue with the building being proposed as long as ALL construction/contractor traffic is absolutely prohibited from using Coal Mine Way as access to Nelson Preserve.

Thank you/  
  
Name/address 1731 Coal mine Wy Date 3/5/19  
Steve Jaffe

Caroline Jaffe 1731 Coal Mine Wy

3/5/19

Name/address

Date

Caroline Jaffe

**From:** [Caroline Jaffe](#)  
**To:** [CDS User](#); [Dusty Pilkington](#)  
**Subject:** Project LP-19-00001 Project name Suncadia Phase 2 Division 5  
**Date:** Tuesday, March 05, 2019 3:43:41 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Marshall.pdf](#)

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Letter from Ed Marshall



**Caroline Jaffe**  
**Sales Manager**  
NMLS ID: 307937  
371 NE Gilman Blvd.  
Suite 340  
Issaquah, WA 98027  
Mobile 206-369-6766  
Email

[Apply Now!](#)



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message id: 38eb45910c6dcdac24bb8716d004a14

To Whom It May Concern:

RE: Project File Number: LP-19-00001 Project name: Suncadia Phase 2 Division 5

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The speed limit on Coal Mine Way is 15 mph. It actually takes a conscientious effort to drive 15 mph and therefore most traffic is going between 25-35 mph. And we have the occasional person that drives as though they're on I90. Coal Mine Way also has several blind curves and we've witnessed cars/trucks coming around curves too fast only to have pedestrians have to jump out of the way.

There are no trails or sidewalks along Coal Mine Way from Swiftwater Dr to Dawson Park and then up to Suncadia Trail. But there are paved trails along Suncadia Trail and Swiftwater Dr. As you know, Suncadia being a resort, has homes that are owner occupied, second homes and vacation rentals. It's very common to see families with little kids walking along Coal Mine Way. Families, especially when on "vacation" let their guard down. They are walking with their little kids along Coal Mine Way in the road! Because it's the only place to walk. It's only a matter of time before a car/pedestrian accident occurs along Coal Mine Way...there is simply too much traffic and too many pedestrians literally sharing the road. There are also two spots along Coal Mine Way where golf carts cross from one hole to the next.

Coal Mine Way was never intended to handle the current volumes of traffic and it continues to get worse daily. Going back to 2017 during the construction of River Ridge division 1, Cape Powers imposed requirements that the construction vehicles for River Ridge were to utilize Suncadia Trail then Swiftwater Drive for their access to and from The River Ridge Development, rather than Coal Mine Way. Suncadia currently has signs as you enter Coal Mine Way from the Firehouse road gate and as you enter Coal Mine way coming from Nelson preserve turning onto Coal Mine Way from Swiftwater. In both cases it says "Local traffic only", however, it's not being enforced as evidenced by the dozens of construction vehicles, contractors, subcontractors, visitors and the like using Coal Mine way daily.

We have no issue with the building being proposed as long as ALL construction/contractor traffic is absolutely prohibited from using Coal Mine Way as access to Nelson Preserve.

Thank you,

Ed Marshall 

Name/address

1660 Coal Mine Way  
Cle Elum, WA. 98922

5 Mar 2019

Date





## **KITTITAS COUNTY**


# **DEPARTMENT OF PUBLIC WORKS**

---

**TO:** Dusty Pilkington, Planner I

**COPY:** Taylor Gustafson, Planner III  
Candie Leader, Administrative Assistant

**DATE:** March 7, 2019

**FROM:** Mark R. Cook, Director 

**RE:** Suncadia Phase 2 Division 5  
River Ridge II

---

I have completed review of submitted engineering materials supporting Suncadia Phase 2 Division 5 (River Ridge II) plat. My review comments appear below for your use.

1. Roadway Design
  - A. Please provide profile views for: Kokanee Loop and Kokanee Circle.
  - B. Please provide horizontal curve data for Kokanee Loop and Kokanee Circle.
  - C. Please provide radius data for all intersections.
  - D. Please detail the right of way width on all roadway plan views.
  
2. Conceptual Utility Plan
  - A. The supplied plan does not provide sufficient detail for substantive utility review.
  - B. The biofiltration swale depicted on lot S-4 appears to be situated immediately up-gradient of a steep slope area. Please affirm that no slope instability is anticipated as a result of the biofiltration swale's proximity to the the top of slope. Similarly, the dispersion path appears to site closely to the top of slope. The proposed dispersion area on lot OS-4 is also close to the top of slope. Please affirm that no bank instability is likely to result from the location of the dispersion areas.
  
3. Stormwater Plan
  - A. Please provide design calculations for all treatment and disposal areas.
  - B. Please provide disposal rate assumptions supporting all design calculations.
  - C. Please see comments above regarding slope stability concerns.
  
4. Water Service
  - A. Please provide and inventory of equivalent residential units (or the accounting method utilized in the Group A Water System Plan) affirming sufficient capacity serving the plat.
  
5. Wastewater Service
  - A. Please provide and inventory of equivalent residential units (or the accounting method utilized in the General Sewage Plan) affirming sufficient capacity serving the plat. Also please affirm sufficient capacity in pump station Complex #16 River Ridge Lift Station.

6. General

Please provide the seal and signature of the licensed professional engineer in the State of Washington responsible for civil design elements.

Please let me know if you have additional questions concerning our review comments. You may reach me at 509-962-7523.

**From:** [Debbie Landrie](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [CDS User](#)  
**Subject:** Suncadia Phase 2 Division 5 #LP-19-00001  
**Date:** Wednesday, March 06, 2019 1:17:02 PM  
**Attachments:** [Project LP-19-0001 Suncadia.pdf](#)

---

Please see attached letter regarding the Notice of Application for Suncadia Phase 2 Division 5 #LP-19-00001.

Thank you,  
Debbie Landrie

RE: LP-19-0001

March 6, 2019

To Whom It May Concern:

We live on Coal Mine Way, in Suncadia. In the last couple of years about 200 new homes have been built in Suncadia and it continues to grow rapidly. While we have no problem with the growth, we do have a problem with Coal Mine Way being utilized as a short cut/thoroughfare for construction traffic (whether it be large dump trucks or contractors in their trucks and cars) on its way to Nelson Preserve. We were informed that all construction/contractor traffic should be utilizing Suncadia Trail and Swiftwater Dr, however, we've noted that there are quite a few contractors that do not abide by those instructions. Countless homes front Coal Mine Way, but only a handful of homes front Suncadia Trail and Swiftwater Dr.

The speed limit on Coal Mine Way is 15 mph. It actually takes a conscientious effort to drive 15 mph and therefore most traffic is going between 25-35 mph. And we have the occasional person that drives as though they're on I90. Coal Mine Way also has several blind curves and we've witnessed cars/trucks coming around curves too fast only to have pedestrians jump out of the way.

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We have no issue with the new development as long as ALL construction/contractor traffic is absolutely prohibited from utilizing Coal Mine Way as access to Nelson Preserve.

Thank you,

Lars Landrie

Debbie Landrie

2011 Coal Mine Way



## KITTTITAS 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

### NOTICE OF APPLICATION

**Notice of Application:** Wednesday, February 20, 2019  
**Application Received:** Friday, January 25, 2019  
**Application Complete:** Friday, February 8, 2019

**Project File Number (s):** LP-19-00001  
**Project Name:** Suncadia Phase 2 Division 5  
**Authorized Agent:** Steven Lathrop, LWHS

**Location:** Parcels 960536, 960518, and 960537 located off of Swiftwater Drive, Cle Elum, WA 98922. Section 18, T20N, R15E, WM, in Kittitas County. Assessor's Map Numbers 20-15-18053-0054, 20-15-18053-0072, and 20-15-18053-0073.

**Proposal:** Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 64 detached residential lot plat with community open space tracts on approximately 41.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.37 acres to 0.57 acres.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "Project File Number" as indicated in this notice. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, March 7, 2019. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review:** Kittitas County finds this proposal to be consistent with the Final Environmental Impact Statement (FEIS) issued by Kittitas County in April 2000 and the EIS Addendum issued in June 2000; therefore, no additional SEPA review is required. This proposal is part of a Planned Action and is consistent with the provisions of Ordinance 2000-17 and the Suncadia Conceptual Master Plan.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Board of County Commissioners on May 7, 2019 at 2 pm in the Commissioner's Auditorium 205 W 5<sup>th</sup> Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to the hearing date.

**Required Permits:** Preliminary and Final Plat approval, Site Development Plan approval, and building permits

**Designated Permit Coordinator (staff contact):** Dusty Pilkington, Planner: (509) 962-7079; email at [dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

**From:** [Caroline Jaffe](#)  
**To:** [Nancy Smith](#)  
**Cc:** [CDS User](#); [Dusty Pilkington](#)  
**Subject:** Letter for River Ridge  
**Date:** Wednesday, March 06, 2019 8:17:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Suncadia letter.docx](#)

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Hi Nancy,

Fun dinner tonight, I always love hanging out with you guys.

Here's the letter we sent, you can just use the same letter or tweak it if you want. Here's who you send it to: [cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us); [dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us).

Talk soon!

Caroline



**Caroline Jaffe**  
**Sales Manager**  
NMLS ID: 307937  
371 NE Gilman Blvd.  
Suite 340  
Issaquah, WA 98027  
Mobile 206-369-6766  
[Email](#)

[Apply Now!](#)



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To Whom It May Concern:

RE: Project File Number: LP-19-00001 Project name: Suncadia Phase 2 Division 5

We live on Coal Mine Way, in Suncadia. In the last couple years about 200 new homes have been built in Suncadia and it continues to grow rapidly. While we have no problem with the growth, we do have a problem with Coal Mine Way being used a short cut/thoroughfare for construction traffic whether it be large dump trucks or contractors in their trucks and cars. Countless homes front Coal Mine Way. Only a handful front Suncadia Trail and Swiftwater Dr. This is the route all construction/contractor traffic should be using.

The speed limit on Coal Mine Way is 15 mph. It actually takes a conscientious effort to drive 15 mph and therefore most traffic is going between 25-35 mph. And we have the occasional person that drives as though they're on I90. Coal Mine Way also has several blind curves and we've witnessed cars/trucks coming around curves too fast only to have pedestrians have to jump out of the way.

There are no trails or sidewalks along Coal Mine Way from Swiftwater Dr to Dawson Park and then up to Suncadia Trail. But there are paved trails along Suncadia Trail and Swiftwater Dr. As you know, Suncadia being a resort, has homes that are owner occupied, second homes and vacation rentals. It's very common to see families with little kids walking along Coal Mine Way. Families, especially when on "vacation" let their guard down. They are walking with their little kids along Coal Mine Way in the road! Because it's the only place to walk. It's only a matter of time before a car/pedestrian accident occurs along Coal Mine Way...there is simply too much traffic and too many pedestrians literally sharing the road. There are also two spots along Coal Mine Way where golf carts cross from one hole to the next.

Coal Mine Way was never intended to handle the current volumes of traffic and it continues to get worse daily. Going back to 2017 during the construction of River Ridge division 1, Cape Powers imposed requirements that the construction vehicles for River Ridge were to utilize Suncadia Trail then Swiftwater Drive for their access to and from The River Ridge Development, rather than Coal Mine Way. Suncadia currently has signs as you enter Coal Mine Way from the Firehouse road gate and as you enter Coal Mine way coming from Nelson preserve turning onto Coal Mine Way from Swiftwater. In both cases it says "Local traffic only", however, it's not being enforced as evidenced by the dozens of construction vehicles, contractors, subcontractors, visitors and the like using Coal Mine way daily.

We have no issue with the building being proposed as long as ALL construction/contractor traffic is absolutely prohibited from using Coal Mine Way as access to Nelson Preserve.

Thank you,

---

Name/address

Date



---

Name/address

Date

**From:** [Caroline Jaffe](#)  
**To:** [CDS User](#); [Dusty Pilkington](#)  
**Subject:** FW: Project file LP-19-00001  
**Date:** Wednesday, March 06, 2019 2:57:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[Odonnel letter.pdf](#)

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I drove Suncadia Trail, Coal Mine Way and Swiftwater today....  
There are 0 homes fronting Swiftwater and there is a pedestrian path along the road  
Five homes front Suncadia Trail and there is also a pedestrian path along this road  
Forty eight homes currently front Coal Mine Way with area for pedestrians to walk.



**Caroline Jaffe**  
**Sales Manager**  
NMLS ID: 307937  
371 NE Gilman Blvd.  
Suite 340  
Issaquah, WA 98027  
Mobile 206-369-6766  
[Email](#)

[Apply Now!](#)



**From:** Caroline Jaffe  
**Sent:** Wednesday, March 6, 2019 11:35 AM  
**To:** 'cds@co.kittitas.wa.us' <cds@co.kittitas.wa.us>; 'dusty.pilkington@co.kittitas.wa.us' <dusty.pilkington@co.kittitas.wa.us>  
**Subject:** Project file LP-19-00001

Letter from Dennis and Jody O'Donnel

**Caroline Jaffe**  
**Sales Manager**  
NMLS ID: 307937  
371 NE Gilman Blvd.  
Suite 340  
Issaquah, WA 98027



Mobile 206-369-6766

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We have no issue with the building being proposed as long as ALL construction/contractor traffic is absolutely prohibited from using Coal Mine Way as access to Nelson Preserve.

Thank you,

*Dennis & Jody O'Donnell*

*March 5, 2019*

Name/address

Date

*1881 Coal Mine Way, Cle Elum, WA 98922*



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Taylor Gustafson, Environmental/Transportation Planner TG

DATE: March 6, 2019

SUBJECT: Suncadia Phase 2 Division 5 (River Ridge II)

#### The following shall be conditions of preliminary approval:

##### Survey:

1. Sheets PP-1 through PP-5 shall be stamped by a licensed land surveyor. Please see KCC:16.24.010 for survey requirements.
2. Kokanee Loop and Kokanee Circle should show the 60' width and identify if the intent is a dedicated right of way or an easement.

##### Planning:

1. 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.

2. Private Road Naming: New Private Road Names will be required to complete a private road naming application prior to final approval.

Page 1 of 2

3. 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.
4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final platt approval in accordance with development agreement.

**From:** [Paul Lazowski](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** LP-19-00001 Suncadia  
**Date:** Thursday, March 07, 2019 1:58:55 PM

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Dusty,

I have a concern for the 64 new home owners having no place to pickup or receive mail delivery.

The Cle Elum post office is almost out of P. O. Boxes

Can the developer install a bank of mail boxes to cover the 64 new homes?

Thank You

Paul Lazowski