

From: [Candie Leader](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: LP-21-00002 Suncadia Phase 3 Division 17 Tumble Creek - Notice of Application
Date: Wednesday, September 8, 2021 3:33:59 PM
Attachments: [Suncadia Ph 3 Div 17 Tumble Creek LP-21-00002_09082021.pdf](#)

Please find PW comments attached.

Thanks,

Candie Leader

Administrative Supervisor
Kittitas County Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926
Direct Line: 509-962-7699
Office Line: 509-962-7523

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, August 26, 2021 8:40 AM
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Cc: lwedin@suncadia.com; Steve Lathrop <Steve@lwhsd.com>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Subject: LP-21-00002 Suncadia Phase 3 Division 17 Tumble Creek - Notice of Application

Good morning,

CDS is requesting comment on the following Long Plat application LP-21-00002 Suncadia Phase 3 Division 17 Tumble Creek. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end **Wednesday, September 13, 2021 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

[LP-21-00002 Suncadia Ph. 3 Div 17 Tumble Creek Internal](#)

[LP-21-00002 Suncaida Ph 3 Div 17 Tumble Creek External](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Long Plats” and then the Project File Number “LP-21-00002 Suncadia Ph 3 Div. 17 Tumble Creek”

Thank you,

Kelly Bacon

Planner I

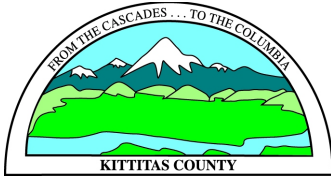
Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: September 8, 2021

SUBJECT: Suncadia Ph. 3 Div. 17 Tumble Creek LP-21-00002

The following shall be conditions of preliminary approval:

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.
3. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

5. Engineering: The following shall be required prior to final plat approval:

- Please provide a unit inventory of constructed units and available lots for construction for evaluation of shuttle service.
- Please provide an accounting of traffic monitoring.
- Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.
- Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.