



September 20, 2021

Kelly Bacon, Planner I
Kittitas County Community Development Services
411 North Ruby Street, Ste 2
Ellensburg, Washington 98926

Sent via email: Kelly.Bacon.cd@co.kittitas.wa.us ; steve@lwhsd.com

**RE: Suncadia Phase 3 Division 17 Tumble Creek Long Plat (LP-21-00002) Preliminary Comment
Applicant Responses**

Dear Kelly:

Suncadia Resort LLC is submitting this letter in response to the transmittal of comments for the Suncadia Phase 3 Division 17 Preliminary Long Plat (LP-21-00002) received Tuesday September 14, 2021. Below you will find responses to each of the commenters. Please let us know if you have any questions.

Colville Confederated Tribes – Aren Orsen

Response: The Suncadia resort property was extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Central Washington Anthropological Survey (CWAS) has been retained by Suncadia to perform archaeological subsurface testing within the 150-foot buffer of site 45KT1363. Subsurface testing will be completed by CWAS and recorded with the Department of Archaeology and Historic Preservation prior to any disturbance to the site buffer. Anticipated date of report completion is by November 30, 2021. There are no development plans within the defined border of site 45KT1363. Suncadia is very sensitive to cultural resources and intend to preserve, protect, and follow all applicable rules and regulations.

Washington State Department of Health Office of Drinking Water – Russell Mau

Response: The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Suncadia Water Company LLC has recently updated their Water Facilities Inventory (June 2021) showing 992 active connections of the 1,501 allowed connections. Suncadia resort holds enough water rights that are sufficient for full build-out of the resort. Work is ongoing to calculate what a present infrastructure capacity is for current and future development.

Table W-1 on the following page reflects the number of platted lots within the last three years at Suncadia that were not part of the 992 WFI calculation.

TABLE W-1	
Suncadia Development	No. Units*
Phase 1 Division 3 Winemakers Cabins	24
Phase 2 Division 1 Nelson Creek	36
Phase 2 Division 4 Cabins at the Farm	39
Phase 2 Division 6 Nelson Ridge	42
Phase 3 Division 17 **	80
Total	221

* Includes consolidated units post final plat; does not decipher between full-time and part-time use connections.

** Currently in preliminary plat.

Washington State Department of Archaeology and Historic Preservation – Sydney Hanson

Response: The Suncadia resort property was extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Central Washington Anthropological Survey (CWAS) has been retained by Suncadia to perform archaeological subsurface testing within the 150-foot buffer of site 45KT1363. Subsurface testing will be completed by CWAS and recorded with the Department of Archaeology and Historic Preservation prior to any disturbance to the site buffer. Anticipated date of report completion is by November 30, 2021. There are no development plans within the defined border of site 45KT1363. Suncadia is very sensitive to cultural resources and intend to preserve, protect, and follow all applicable rules and regulations.

Kittitas County Public Works – Public Works Plan Review Team

Response: Suncadia acknowledges conditions 1-4 of preliminary approval from Kittitas County Public Works and will address prior to final plat. Regarding accounting method for water connections, please see response to Russell Mau with the Washington State Department of Health Office of Drinking Water. Regarding wastewater, additional utility reporting requirements established post October 1, 2000 do not apply to Suncadia, including waste water treatment, but as a courtesy with regard to the public works request, 1,079 sewer connections have been made out of the 3,787 ERU allotment from the wastewater treatment facility. Regarding traffic monitoring, Traffic impacts of the MPR continue to remain considerably lower than the initial estimates in the MPR-FEIS. Pursuant to the 2014 Traffic Monitoring Report, on January 13, 2015, Kittitas County waived further traffic monitoring pending certain conditions, none of which have yet occurred. Suncadia requests that a meeting be held in the near future to discuss the type and timing of transportation monitoring going forward.

Washington State Department of Ecology – Gwen Clear

Response: The applicant will adhere to all applicable regulations outlined in the Development Agreement, the Erosion Control Plan, and the MPR Conditions of Approval. For construction activities, Suncadia Resort LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to the development of Phase 3 Division 17. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No. WA-005236-1). Conditions of the permit specify erosion control measures that will be used during construction activities.

After the development of the site, water quality treatment will be provided for runoff from impervious road surfaces requiring stormwater treatment, including bio-filtration swales, bio-infiltration, and sheet flow dispersion.

Washington State Department of Public Health – Jesse Cox & Holly Erdman

Response: According to Part 5 (Sewer System Plan) of the Preliminary Site and Utility Engineering Summary in the SDP notebook states: “The collected raw wastewater from this development will be conveyed by means of onsite gravity sewer to the existing gravity sewer in Tumble Creek Drive. For more information, see the Conceptual Utility Exhibit. Wastewater will further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.”

Suncadia is in a Group-A water system with a green operating permit status. Suncadia resort holds enough water rights that are sufficient for full build-out of the resort. Work is ongoing to calculate what a present infrastructure capacity is for current and future development.

Washington State Department of Transportation – Paul Gonseth

Response: Traffic impacts of the MPR continue to remain considerably lower than the initial estimates in the MPR-FEIS. Pursuant to the 2014 Traffic Monitoring Report, on January 13, 2015, Kittitas County waived further traffic monitoring pending certain conditions, none of which have yet occurred. Suncadia requests that a meeting be held in the near future to discuss the type and timing of transportation monitoring going forward.

Yakama Nation Cultural Resource Program – Casey Barney

Response: The Suncadia resort property was extensively surveyed for cultural and historic sites during the environmental impact process culminating in the identification of sites as well as adoption of appropriate mitigation measures as set forth in Conditions of Approval C-21 – C-23 of Exhibit F to the Development Agreement with Kittitas County. Central Washington Anthropological Survey (CWAS) has been retained by Suncadia to perform archaeological subsurface testing within the 150-foot buffer of site 45KT1363. Subsurface testing will be completed by CWAS and recorded with the Department of Archaeology and Historic Preservation prior to any disturbance to the site buffer. Anticipated date of report completion is by November 30, 2021. There are no development plans within the defined border of site 45KT1363. Suncadia is very sensitive to cultural resources and intend to preserve, protect, and follow all applicable rules and regulations.

Very truly yours,



Lathan Wedin
Vice President of Development
Suncadia Resort LLC

Cc: F. Steve Lathrop, Authorized Agent

via email