



**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

**LONG PLAT APPLICATION**

*(To divide lot into 5 or more lots, per KCC Title 16)*

*A **preapplication conference is REQUIRED if proposing more than nine (9) lots** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

**Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.**

**REQUIRED ATTACHMENTS**

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5” x 11” copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - o Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

*(Optional at preliminary submittal, but required at the time of final submittal)*

- Certificate of Title (Title Report)
- Computer lot closures

**APPLICATION FEES:**

\$4,900.00 Kittitas County Community Development Services (KCCDS) \*Preliminary Plat Fee

\$602.00 Kittitas County Department of Public Works

\$524.00 Kittitas County Fire Marshal

\$540.00 Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)

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**\$6,566.00 Total fees due for this application submittal (One check made payable to KCCDS)**

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\$950.00 Kittitas County Community Development Services (KCCDS) \*Final Plat Fee

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**\$950.00 Total fees due for final plat processing**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #	<b>DATE STAMP IN BOX</b>
_____	_____	_____	

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Cape Powers, New Suncadia LLC  
Mailing Address: 770 Suncadia Trail  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-649-3906  
Email Address: cpowers@suncadia.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: F. Steven Lathrop LWHSD  
Mailing Address: P.O. Box 1088  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-925-6916  
Email Address: steve@lwhsd.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: East of the intersection of Swiftwater Drive and Rinky Dink Lane  
City/State/ZIP: Cle Elum, WA 98922-8717

**5. Legal description of property (attach additional sheets as necessary):**

See Preliminary Plat Documents.

**6. Tax parcel number:** 20-14-13050-0092

**7. Property size:** 422.24 (acres)

**8. Land Use Information:**

Zoning: Master Planned Resort      Comp Plan Land Use Designation: Resort Residential

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Are Forest Service roads/easements involved with accessing your development?** Yes  No  (Circle)  
If yes, explain: \_\_\_\_\_
11. **What County maintained road(s) will the development be accessing from?**  
Bullfrog Road.

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

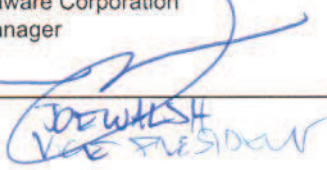
All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Land Owner of Record (required for application submittal):


NEW SUNCADIA, LLC,  
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,  
A Delaware Limited Liability Company,  
Its: Managing Member

By: LDD Suncadia Manager, Inc.,  
A Delaware Corporation  
Its: Manager

By:   
Its: VICE PRESIDENT

3/2/17  
Date

By:   
Its: GARY A. LITTLESON  
VICE PRESIDENT

3/2/17  
Date



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## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **APPLICATION FEES:**

\$600.00 Kittitas County Community Development Services (KCCDS)

\$70.00 Kittitas County Department of Public Works

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**\$670.00 Total fees due for this application** (One check made payable to KCCDS)

### **FOR STAFF USE ONLY**

<b>Application Received by (CDS Staff Signature):</b>  <hr/>	<b>DATE:</b>  <hr/>	<b>RECEIPT#</b>  <hr/>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div> <p style="text-align: center; font-size: small;">DATE STAMP IN BOX</p>
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## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Suncadia Phase 2 Division 3 - River Ridge

2. Name of applicant: [\[help\]](#)

New Suncadia LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Cape Powers, 770 Suncadia Trail Cle Elum, WA 98922 and 509-649-3906.

4. Date checklist prepared: [\[help\]](#)

March 6th, 2017

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is anticipated to span Summer 2017 to 2018. The future development tracts will be phased.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes, the MPR is a multi-phased project expected to be processed and constructed over the next 10 years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Please see Section A.3 of attachment.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Building and Forest Practices Permits will be required for the residential development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

River Ridge plat consists of 39 detached residential lots, open space, and future development tracts.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

East of the intersection of Swiftwater Drive and Rinky Dink Lane, see SDP exhibit for more information.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#) Generally slopes to the south.

(circle one): Flat, rolling hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The slopes on the site range from 0 to 50 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The majority of soil on the site is underlain by Quaternary deposits of Glacial Outwash.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Please see Section B.1.d of attachment.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Please see Section B.1.e of attachment.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Please see Section B.1.d of attachment. Furthermore, the TESCP program in place for the resort will be utilized.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approx. 20% of the site will have roads, driveways, and roofs. Future dev. tracts were estimated at 50% imperv.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Please see Section B.1.h of attachment. Furthermore, the TESCP program in place for the resort will be utilized.

### 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Please see Section B.2.a of attachment.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No off-site sources of emissions or odor are anticipated to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

See Phase 2 area in the Erosion Control Plan and the MPR Conditions of Approval sections B-42 through B-45.

### 3. **Water** [\[help\]](#)

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Please see Section B.3.a(1) of attachment.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The project site is adjacent to (within 200 feet) Streams C1 and C and wetlands. No work is proposed in these.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Please see Section B.3.a(4) of attachment.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

A portion of the site (natural open space) is within the 100-year floodplain of the Cle Elum River.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

#### c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Please see Section B.3.c(1) of attachment.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Please see Section B.3.d of attachment.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Please see Section B.3.d of attachment.

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 86 acres of trees, shrubs, and other vegetation, including the future development tracts.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No federal or state threatened or endangered plant species were identified on the MPR site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Section 4.4 and Appendix E of the DEIS, and the Land Stewardship Plan.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

#### 5. Animals [\[help\]](#)



- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)  
Hawk, heron, eagle, songbirds, pileated woodpecker, northern goshawk, deer, elk, salmon, and trout.  
Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Please see Section B.5.b of attachment.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Elk are known to cross portions of the project site as they move west during the winter.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Please see Section B.5.d of attachment.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Energy needs are described in Section 4.14 of the DEIS. Natural gas will be use for heating and cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project is not anticipated to affect any potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Construction will be in compliance with the IBC and Washington State Energy Code.

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Please see Section B.7.a(1) of attachment.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and

design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

The site is partially developed and there are no known existing hazardous chemicals/conditions.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Please see Section B.7.a(1) of attachment.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Please see Section B.7.a(2) of attachment.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

No known sources of noise exist that would affect the proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Please see Section B.7.b(2) of attachment.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Please see Section B.7.b(3) of attachment.

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Please see Section B.8.a of attachment.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No forest lands of commercial significance will be converted as a result of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

Swiftwater Drive and the Nelson Farm existing and recently developed structures are present on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

Master Planned Resort.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Resort Residential.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, the site contains a portion of Streams C1 and C, Cle Elum river corridor, and wetlands.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

100 to 150 people would reside in River Ridge. Approximately 10 people work at Nelson Farm seasonally.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Please see Section B.8.l of attachment.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable.

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

River Ridge includes 39 detached residential lots and open space. The residences will be high-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Please see Section B.9.c of attachment.

## 10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Please see Section B.10.a of attachment.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Please see Section B.10.b of attachment.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Please see Section B.10.c of attachment.

## 11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Please see Section B.11.a of attachment.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Light and glare are not expected to be a safety factor or interfere with existing views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Please see Section B.11.d of attachment.

## 12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Please see Section B.12.a of attachment.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project will not displace existing recreational opportunities in the project area.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Measures outlined in the MPR Conditions of Approval Sections C-27 through C-29 will be adhered to.

### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Please see Section 3.10 and Appendix H of the DEIS and Section of the FEIS document.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Please see Section B.13.b of attachment.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Measures outlined in the MPR Conditions of Approval, sections C-21 through C-23, would be implemented.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable.

### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

State Highway SR903 or I-90 to Bullfrog Road and then to Swiftwater Drive provides access to the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No public transportation exists in Roslyn or in Cle Elum.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The site homes will have on-site parking. 105 parking spaces have been provided for Nelson Farm.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

New internal roads will be constructed within the project site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Please see Section B.14.f of attachment.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Please refer to the MPR Conditions of Approval, Sections C-1 through C-20B.

### 15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

There would be an increase in demand for fire and police protection, schools, and health care facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Measures are outlined in the MPR Conditions of Approval, Sections C-30 through C-47 would reduce impacts.

### 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, ~~septic system~~,  
other \_\_\_\_\_

All utilities listed above are available to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, natural gas, telephone cable television, refuse, water, and sewer services are proposed at the site.

### C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee GARY A KITTLESON

Position and Agency/Organization VICE PRESIDENT of LDD Suncadia Manager, Inc., manager of

Date Submitted: 3/2/17 Suncadia Operating Member, LLC, managing member of  
New Suncadia, LLC

### D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not applicable.



**Attachment to  
SEPA Environmental Checklist  
Phase 2 Division 3 (River Ridge)**

**Introduction**

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

**A. BACKGROUND**

**3. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.**

The following environmental information has been prepared for the MountainStar MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. (“DEIS”)
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. (“FEIS”)
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. (“EIS Addendum”)
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2003. (“Cle Elum FEIS”)

**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

***d. Are there surface indications or history of unstable soils in the immediate vicinity?***

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. The developed portions of the River Ridge plat, Nelson Farm low intensity development tracts, and the development tracts have been mapped in the Erosion Hazard Map as Zone 5 “Low Hazard Risk”. The undeveloped portions of River Ridge consisting of steep slopes have been mapped as Zone 1 “High to Severe Hazard Risk”.

***e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.***

For the River Ridge roadway and utility infrastructure construction, the estimated grading quantities are approximately 1,700 cubic yards of cut and approximately 1,600 cubic yards of fill. Cut material will likely be deposited to another project site within the MPR. Materials for utility backfill

and road base would be imported from offsite sources.

***h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:***

Suncadia, LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to this development. 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 the site's construction activities.

**2. AIR**

***a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.***

Air Quality is discussed in Sections 3.5 and 4.5 of the DEIS. During construction, wind-blown dust and emissions from construction equipment could travel off-site. Construction emissions would be minor and short-term. When construction is complete, air emissions would include those typical from automobiles and would be low in volume, corresponding to the small traffic volumes produced by light-density residential use and golf course traffic. Wood-burning stoves and fireplaces will not be permitted in the completed homes.

**3. WATER**

***a. Surface***

***1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.***

Streams C1 and C are located on the property as well as 6 wetlands: 7, 8, 13, 30, 32, and 34. The Cle Elum River also borders the south end of the property. More information on surface waters and wetlands throughout the MPR site is provided in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS.

***4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.***

The proposed MPR water supply system, including water quantities and water rights transfers, is described in detail in Sections 2.4 and 3.3 and Appendix A of the FEIS and in Sections 3.4 and 3.16 and Appendices B and C of the Cle Elum/UGA FEIS. Surface water diversions to supply the MPR, including River Ridge, would be required from the Yakima River (via previously constructed diversion facilities). The Kittitas County Water Conservancy Board and the Washington Department of Ecology have approved the water rights transfer applications needed to allow this diversion.

**c. Water Runoff (including storm water):**

**1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff from roads, buildings, landscaped areas, and open space areas would be controlled through collection and treatment in bio-infiltration facilities, storm filter systems, grass-lined ditches or wetponds, and infiltrated onsite as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Stormwater runoff from roads would be treated for water quality using best management practices as outlined by Department of Ecology and the MPR Conditions of Approval sections B-9 through B-16. Proposed methods of stormwater treatment include bio-infiltration, storm filter systems, biofiltration swales, and/or wetpond treatment.

## **5. ANIMALS**

**b. List any threatened or endangered species known to be on or near the site.**

Appendix E of the DEIS discuss threatened, endangered, sensitive and other priority wildlife species in detail. These include federal species of concern, and state candidate species, some of which have been found on the MPR site.

Goshawk – Federal Species of Concern

Pileated Woodpecker – State Sensitive Species

Bald Eagles (State and Federal threatened species) occasionally forage along the Cle Elum and Yakima Rivers. No nesting, roosting, or winter concentration areas for bald eagles are located on the MPR site.

Steelhead (*Oncorhynchus mykiss*) and bull trout (*Salvelinus confluentus*) are listed as threatened species under the federal Endangered Species Act and are present near the MPR site.

Westlope cutthroat trout (*Onchorhynchus clarki lewisi*) is a federal species of concern found in the area.

**d. Proposed measures to preserve or enhance wildlife, if any.**

A land stewardship plan has been prepared for the MPR and will be adhered to. The Land Stewardship plan identifies 15 different management zones, including provisions for wildlife enhancement. Section 4.4.3 and Appendix E of the DEIS, Section 3.4.3 of the FEIS, and the Land Stewardship Plan discuss mitigation measures to retain or enhance wildlife habitat.

## **7. ENVIRONMENTAL HEALTH**

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If**

*so, describe.*

Project construction would include the health and safety hazards typical for residential and infrastructure construction. Hazards after project completion would be typical of those for residential and recreational uses.

**1) Describe special emergency services that might be required.**

The need for fire protection and emergency response/aid services during MPR construction and operation is discussed in Section 4.13 of the DEIS. The additional fire protection services needed would be provided by local jurisdictions, primarily Fire District No. 7. Emergency medical services would be provided by Fire District No. 7 and the Kittitas County Hospital. No needs for special emergency services would apply to construction or operation of the proposed action.

**2) Proposed measures to reduce or control environmental health hazards, if any.**

Construction contractors would follow standard safety practices for the applicable types of construction. Furthermore, the Fire District 7 fire station in the Suncadia Resort at 31 Fire House Road (at the northwest intersection of Bullfrog Road) is able to provide quick response to hazards.

**b. Noise**

**2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Noise impacts and mitigation measures are discussed in Section 4.6 of the DEIS and Sections B-46 through B-50 of the MPR Conditions of Approval.

During construction, temporary increases in sound would occur on area roadways due to haul vehicles transporting construction materials to and from the project site. Typical construction noise would include truck traffic, construction equipment, and building construction. After construction, noise would include those sounds typically associated with a residential community, including traffic, garbage collection, and outdoor recreation use.

**3) Proposed measures to reduce or control noise impacts, if any.**

During construction, the Kittitas County noise ordinance will be followed, and construction hours will be limited. Construction equipment would utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures. In addition, idle equipment may be turned off and construction would be limited to daytime hours. In addition, the MPR Conditions of Approval (Sections B-46 through B-50) will be adhered to.

Snowmobile use is limited within the MPR by C-13.

**8. LAND AND SHORELINE USE**

***a. What is the current use of the site and adjacent properties?***

The property is partially developed with the existing and recently developed portions of Nelson Farm. The River Ridge plat, Nelson Farm low intensity development tracts, and the future development tracts are currently undeveloped. The property is located on the west side of Phase 1, northeast side of Phase 3, and east side of Phase 2 Division 2.

***l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.***

The site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the Master Planned Resort development agreement that has been adopted by Kittitas County ordinance, and the Phase 2 General Site Plan as revised, June 29, 2006.

**9. HOUSING**

***c. Proposed measures to reduce or control housing impacts, if any.***

Measures to reduce or control housing impacts are required under the MPR Conditions of Approval Sections C-59 through C-61. Under C-60 in particular, the private sector external to the MPR continues to supply adequate housing stock and no further measures or mitigation are required at this time.

**10. AESTHETICS**

***a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?***

Residential structures would be a maximum of two stories or up to approximately 50 feet above ground elevation (depending on existing topography). Principal exterior building materials would include wood, metal, concrete and stone for walls. Metal or composition shingles would be used for roofing material.

***b. What views in the immediate vicinity would be altered or obstructed?***

Visual impacts and mitigation measures are discussed in Section 4.11 of the DEIS. The forested setting would change to a developed landscape, which would be suburban in character. The developed areas would include views of vegetation intermixed with roadways, building rooftops and facades, vehicles and maintained landscape and lawn areas. There would likely be occasions in the vicinity of the MPR where viewing position and topography would allow limited views of development. No significant views would be obstructed, and the degree of change evident in these views would not be large.

***c. Proposed measures to reduce or control aesthetic impacts, if any.***

Suncadia has adopted and is implementing architectural design guidelines and requirements to reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would

reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would include retention of vegetation for buffers and screening, and use of unobtrusive building materials with natural colors and textures. A design review committee will review architectural design of all proposed structures. Sensitive site design and the use of natural materials would be encouraged. Retention of vegetation within and around the proposed development would reduce the extent of development visible from distant viewpoints. The guidelines set forth in the MPR Conditions of Approval, Sections C-21 through C-23, will be adhered to.

## **11. LIGHT AND GLARE**

### ***a. What type of light or glare will the proposal produce? What time of day would it mainly occur?***

Section 3.11, Section 4.11, Appendix I of the DEIS, and Section 3.11 of the FEIS include discussions of light and glare issues. As discussed in the EIS, roads and structures within the River Ridge plat, Nelson Farm low intensity development tracts, and the future development tracts would have minimal nighttime lighting. Typical levels of light associated with residential development would be the prominent light sources. Vehicle headlights on roads would contribute to light emissions. Increased traffic would contribute to off-site light and glare.

### ***d. Proposed measures to reduce or control light and glare impacts, if any.***

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential lighting would be reduced or controlled through implementation of MPR Codes Covenants and Restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting. In addition, a “dark sky” lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). These requirements are consistent with the MPR Conditions of Approval, C-24 through C-26.

## **12. RECREATION**

### ***a. What designated and informal recreational opportunities are in the immediate vicinity?***

Section 3.12 of the DEIS documents existing recreational opportunities in the area of the MPR. Low-intensity, informal recreation, including hiking, horse riding, and fishing were identified. The Suncadia Resort has developed additional recreation opportunities adjacent to or in the vicinity including golf courses, an extensive trail system, swimming facilities, an ice rink, and Bautista and Dawson Park. Snowmobiling through the MPR property is not allowed except as strictly limited by the CC&R’s consistent with the County Conditions of Approval.

## **13. HISTORIC AND CULTURAL PRESERVATION**

### ***b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.***

There is one archeological finding on the property - site KT1263, which is noted to be a pre-1930’s metal bed frame, probably related to an early homestead or mining activities. There is no associated

historic debris, although an enamel basin was found 100 feet away. The site has been studied and found to be not eligible for the National Register, which was confirmed with consultation with Shane Scott and Dr. Steven Hackenberger with Central Washington University.

Section 4.10 and Appendix H of the DEIS and 3.10 of the FEIS discuss potential impacts and mitigation measures for discovery and preservation of cultural resources. The Draft EIS also identifies 101 known cultural resources on the MPR site. Most of the cultural resources on the MPR property are historic sites; primarily refuse scatters, mining-related features, and waterlines with associated features. Prehistoric sites, which account for approximately one-third of the cultural properties on the MPR, are typically lithic scatters (flakes and fragments from stone tool-making activity) or isolated finds. For further detail and specific cultural resources information on River Ridge see the Cultural Resources report in Section 6 of this submittal.

#### **14. TRANSPORTATION**

***f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.***

Traffic impacts of the MPR, including the River Ridge plat, Nelson Farm low intensity development tracts, and the future development tracts, are identified in the Sections 3.9 and 4.9 of the DEIS and Appendix D of the FEIS. Based on the analysis parameters applied for the EIS and the number of units in the site, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.

Signature


The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Land Owner of Record (required for application submittal):


NEW SUNCADIA, LLC,  
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,  
A Delaware Limited Liability Company,  
Its: Managing Member

By: LDD Suncadia Manager, Inc.,  
A Delaware Corporation  
Its: Manager

By:   
Its: VICE PRESIDENT

3/2/17  
Date

By:   
Its: VICE PRESIDENT

3/2/17  
Date



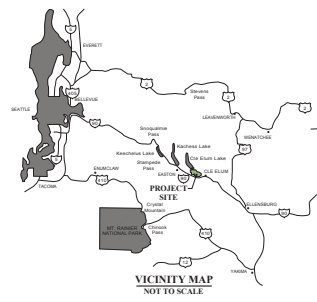
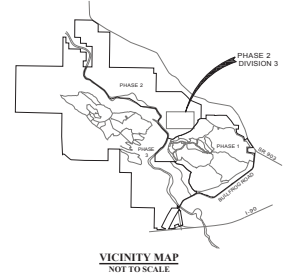
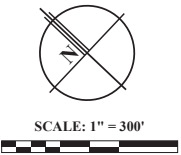
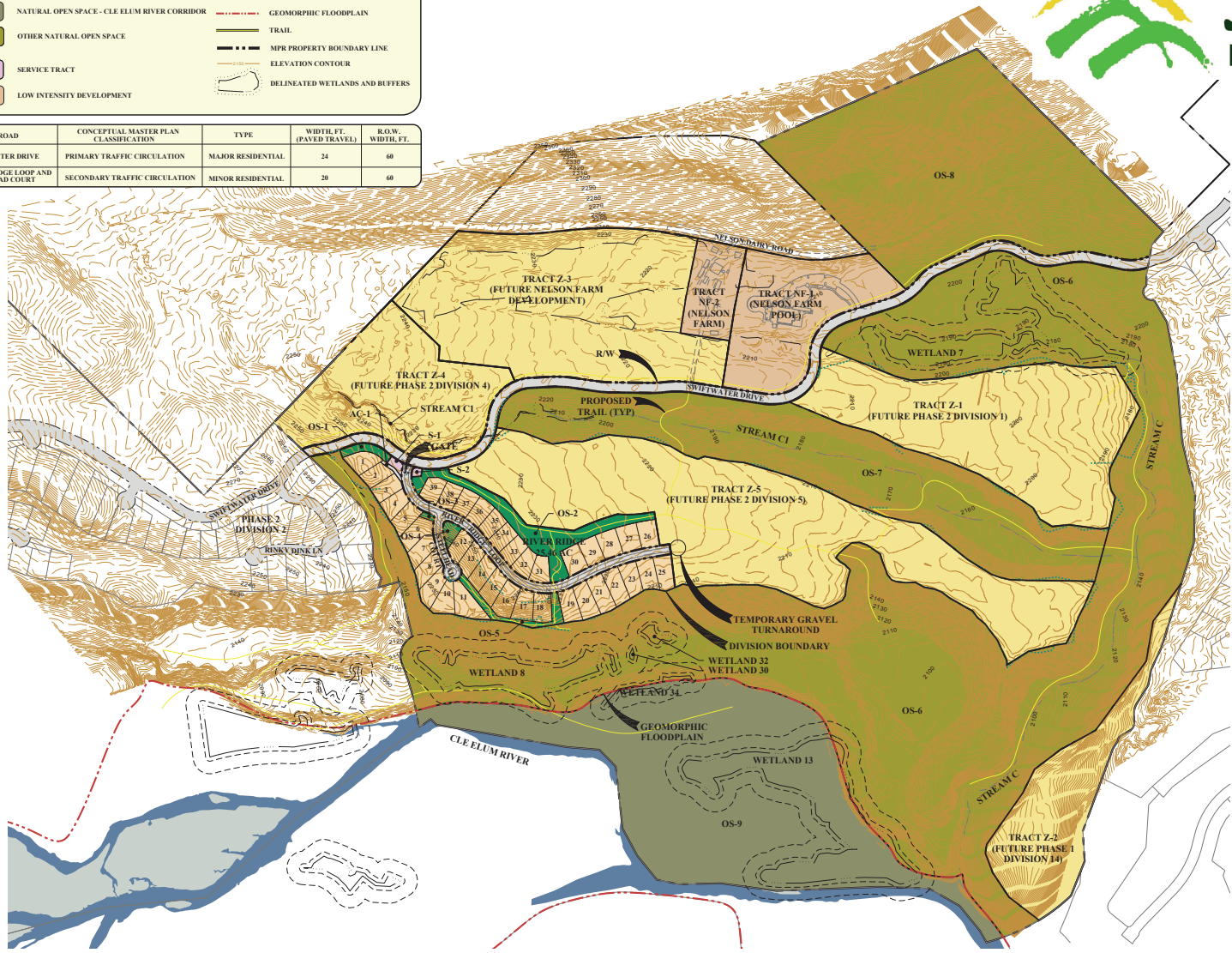


**SUNCADIA**  
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**LAND USE LEGEND**

	DETACHED RESORT RESIDENTIAL		ROAD RIGHT OF WAY / EASEMENT
	COMMUNITY / RECREATIONAL OPEN SPACE TRACTS		FUTURE DEVELOPMENT TRACT
	NATURAL OPEN SPACE - CLE ELUM RIVER CORRIDOR		TOP OF SLOPE AS FIELD LOCATED
	OTHER NATURAL OPEN SPACE		GEOMORPHIC FLOODPLAIN
	SERVICE TRACT		TRAIL
	LOW INTENSITY DEVELOPMENT		MPR PROPERTY BOUNDARY LINE
			ELEVATION CONTOUR
			DELINEATED WETLANDS AND BUFFERS

ROAD	CONCEPTUAL MASTER PLAN CLASSIFICATION	TYPE	WIDTH, FT. (PAVED TRAVEL)	R.O.W. WIDTH, FT.
SWIFTWATER DRIVE	PRIMARY TRAFFIC CIRCULATION	MAJOR RESIDENTIAL	24	60
RIVER RIDGE LOOP AND STEELHEAD COURT	SECONDARY TRAFFIC CIRCULATION	MINOR RESIDENTIAL	20	60



**Site Development Plan Phase 2 Division 3  
(River Ridge)  
March 06, 2017**

**Site Development Plan for Suncadia River Ridge**

Information required by Section 5.1(h) of the Development Agreement for the Phase 2 Division 3 (River Ridge) Site Development Plan is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Subphase thereof, shall include the following:

**(1) A vicinity map showing the location of the Resort area encompassed within such plan.**

A Site Development Plan (SDP) for River Ridge is provided herein. A vicinity map is included on the SDP as required. See the full size SDP Exhibit included in this report.

**(2) A map of the applicable site drawn to an appropriate scale depicting the following:**

- (i) *Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.***

The overall property includes the following development: the River Ridge plat, existing and recently developed Nelson Farm low intensity development tracts, future development tracts, road right-of-way, and various open space tracts. River Ridge plat will have 39 detached residential lots (primarily second or vacation homes), and open space.

- (ii) *Boundaries and lot lines for all parcels and lots.***

Refer to the Site Development Plan Exhibit for boundary configuration of the River Ridge platted lots, the Nelson Farm low intensity development tracts, and the future development and open space tracts.

- (iii) *Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.***

Refer to the Site Development Plan Exhibit for elevation contours.

- (iv) *Names and dimensions of public roads bounding or near the site.***

See the Vicinity Map on the Site Development Plan exhibit for this information. The primary access to the site will be provided off the existing Swiftwater Drive roadway.

- (v) ***Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.***

Refer to the Preliminary Site and Utility Engineering Summary of this document for River Ridge preliminary planning for road improvements, drainage and public utility extensions. Site grading will be associated with roadways and development of the parcel. Roadways follow natural grades to the extent possible as an element of the site design. This design object will minimize the amount of earthwork involved in road construction.

- (vi) ***Location of all buildings identified by type of use.***

Refer to the Site Development Plan Exhibit.

- (vii) ***Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.***

Each residence in River Ridge would include dedicated on-site parking that would vary per individual residence.

- (viii) ***The location, type and dimensions, and names of roads and driveways.***

The location and names of roads are shown on the Site Development Plan Exhibit. Dimensions of roads are given in the Preliminary Site and Utility Engineering Summary Part 2.

- (ix) ***The location, type and dimensions, of Developed On-Site Recreational Facilities.***

Refer to the Site Development Plan exhibit and section (4), below.

- (x) ***The locations and calculations of the total area of Open Space and percentages.***

Locations of open space areas are shown on the Site Development Plan exhibit, and are quantified on Exhibit M, included with this Application.

- (xi) ***Proposed location of fire protection facilities.***

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will connect to the water main in Swiftwater Drive. The

development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

**(3) A statement describing the development plan in relationship to adjacent development and natural features.**

The property slopes generally to the south. The property is located on the west side of Phase 1, northeast side of Phase 3, and east side of Phase 2 Division 2.

**(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.**

This Site Development Plan includes the following elements (defined terms from the Development Agreement in parentheses):

- a) River Ridge - 39 Vacation Homesites and Associated Roadways and Service Tracts
- b) Nelson Farm Low Intensity Development Tracts
- c) Future Development Tracts
- d) Swiftwater Drive Road Right-of-Way
- e) Community/Recreational Open Space
- f) Other Natural Open Space
- g) Natural Open Space – Cle Elum River Corridor

The River Ridge Vacation Homesites consist of detached resort residential units detached resort residential lots that range from 10,500 to 17,500 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(s), or any one of them, is either (i) registered to vote at such unit's Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit's Suncadia address, in which case such unit shall be considered a permanent residence.

**(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.**

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan and Noxious Weed Control Supplement.

- 1) Road edges

2) Areas around the homes

*Road edges and drainage ditches*

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed. Where disturbances are identified as falling within specifically targeted wildlife habitats, restoration will include compatible species as listed in the Land Stewardship Plan.

In all cases, the recommendations of the Noxious Weed Control Supplement to the Land Stewardship Plan will be implemented.

*Unirrigated sites*

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur as necessary to reestablish the area.

*Open Space*

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening. A Land Stewardship Plan will be developed to ensure the long term health of the open space area.

*Irrigated areas around the Homesites*

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

**(6) Provisions to ensure permanence and maintenance of Open Space**

The property consists of three community/recreation open space tracts which will be owned and maintained as provided by the CC&Rs.

A form (Exhibit M) summarizing the open space is also included with this application.

**(7) A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.**

Suncadia in this plat is or will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

**(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.**

Refer to the Preliminary Site and Utility Engineering Summary in the application document for a description and illustration of the proposed River Ridge utility infrastructure.

**(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.**

The anticipated timing of construction of the River Ridge elements is outlined below.

<b>Element</b>	<b>Schedule</b>
Utilities	2 <sup>nd</sup> , 3 <sup>rd</sup> Quarters 2017
Roadways	2 <sup>nd</sup> , 3 <sup>rd</sup> Quarters 2017
Homes	2018 – 2020

**(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.**

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

**(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.**

There are no deviations between the River Ridge Site Development Plan and the Phase 2 General Site Plan, revised June 29, 2006.

**(12) Any appropriate environmental documentation.**

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.



# SUNCADIA

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## *Preliminary Site and Utility Engineering Summary*

**Phase 2 Division 3  
(River Ridge)  
Site Development Plan**

**Suncadia  
Master Planned Resort**

**New Suncadia, L.L.C.  
Cle Elum, Washington**

**March 6, 2017**

**Prepared by**

**ESM Consulting Engineers, LLC  
33400 8<sup>th</sup> Avenue South, Suite 205  
Federal Way, WA 98003**

**253.838.6113 tel  
253.838.7104 fax**



[www.esmcivil.com](http://www.esmcivil.com)

Information presented in this document pertains to preliminary infrastructure design of proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the River Ridge plat that is part of the Phase 2 Division 3 (River Ridge) development.

Infrastructure design for the Nelson Farm low intensity development tracts and the remaining future development tracts will be completed under separate applications, at a later date.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 2.

Information on the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 2. The water demands presented in this report reflect a lower density within the resort than the demands presented in the approved WSP. The WSP was amended in 2004 to reflect these changes. The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health.

Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 2 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).



Discussed in this part are the classification of River Ridge plat roads, proposed road sections, roadway illumination and emergency access.

### Roadway Classifications

River Ridge roads shown in the Site Development Plan are classified as follows:

<b>Road</b>	<b>Conceptual Master Plan Classification</b>
River Ridge Loop	Secondary Traffic Circulation
Steelhead Court	Secondary Traffic Circulation

### Roadway Sections

The proposed roadway section for the River Ridge Plat is shown in Figure 2-1. Applicability of the sections is as follows:

<b>Road</b>	<b>Type</b>	<b>Figure</b>
River Ridge Loop	R-II - Minor Residential – Two-Way	2-1
Steelhead Court	R-II - Minor Residential – Two-Way	2-1

### Access

**PRIMARY ACCESS:** As illustrated on the Site Development Plan, primary access to the River Ridge plat will be from Swiftwater Drive.

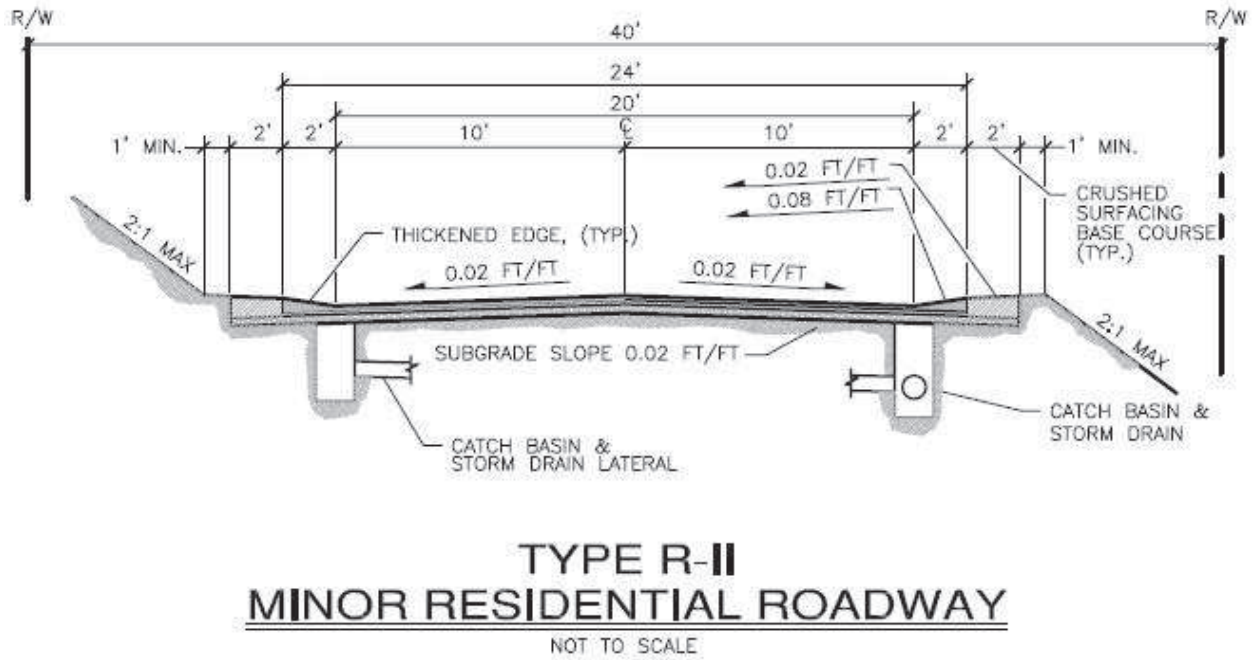


Figure 2-1

### Illumination

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

- a) Use of full-cutoff shielding on outdoor light fixtures;
- b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
- c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
- d) Use of LED street lights;
- e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
- f) Avoiding unnecessary lighting of building facades.

Streetlights will be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles will be considered during project design.

### Introduction

The preliminary Stormwater Management Plan for Phase 2 Division 3 (River Ridge) of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

- (1) adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM),
- (2) an addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

Design specifics addressed in this part include:

- Runoff rate/volume estimation methodology
- Infiltration facility collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The proposed River Ridge land use for the resort is shown in the General Site Plan for Phase 2. The property is located on the west side of Phase 1, northeast side of Phase 3, and east side of Phase 2 Division 2. More specifically, River Ridge is located on the northwest side of Phase 2 Division 3, directly east of Phase 2 Division 3.

The Suncadia stormwater system will be owned, operated, and maintained by the Suncadia Community Council. Construction of facilities will be by Suncadia, LLC.

### Conceptual Drainage Plan

Stormwater runoff for River Ridge roadways will be divided into four separate local basins and conveyed downstream, following the natural topography of the site, to water quality treatment and infiltration facilities.

The majority of soil on the site is underlain by Quaternary deposits of Glacial Outwash. For additional information regarding the existing geology and soils information, see the EIS Technical Report for Geology, Groundwater and Soils prepared by AESI and dated June 29, 1999. The developed areas of Phase 2 Division 3, including River Ridge, have been mapped on the Erosion Hazard Map as Zone 5 “Low Hazard Risk”. These will be developed with sufficient setbacks from the Zone 1 “High to Severe Hazard Risk” portions of the property, as recommended by the geotechnical engineer.

Runoff from River Ridge Loop and Steelhead Court will be collected in catch basins, and conveyed in pipes to four different locations along the roadways. The most northern portion of River Ridge Loop will be conveyed to a gravel dispersion trench and use full dispersion for water quality treatment and flow control. The middle portion of River Ridge Loop will be directed to a proposed water quality treatment and infiltration facility located in the community/recreational open space tract. The southern portion of River Ridge Loop will also be directed to a proposed water quality treatment and infiltration facility located in the future development tract. Steelhead Court will be directed to a bio-infiltration swale located in the community/recreational open space tract. For more information, see the Conceptual Utility Exhibit.

Runoff from the 39 detached resort residential units will be typically handled on the individual lots by dispersion and infiltration.

### Infiltration and Detention Facilities

As discussed in the Conceptual Drainage Plan narrative, no detention facilities, only small infiltration facilities are proposed onsite. Furthermore, infiltration may also be provided for the individual lots.

### Water Quality Treatment

Water quality treatment will be provided for runoff from impervious road surfaces requiring stormwater treatment. Treatment will be provided in one of several Department of Ecology recommended treatment facility types. Water quality treatment options available for Suncadia are wetponds/lakes, stormfilter systems, biofiltration swales, bio-infiltration and sheet flow dispersion. All water quality facilities are sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 2, the water quality design storm is 1.68 inches in 24-hours. Proposed water quality facilities are described below.

**Sheet Flow Dispersion**

Sheet flow dispersion is an approved Department of Ecology water quality and quantity control method for areas that preserve the existing forest duff. D.O.E. allows this treatment when the impervious area is less than 10 percent of the basin and 65 percent or more of the forest duff is retained.

This water quality treatment method will be used for the northern portion of River Ridge Loop as well as for flow control, and may be used for flow control for the 39 detached resort residential units.

**Biofiltration Swales**

Biofiltration swales are another approved DOE water quality treatment facility. This facility is also designed to treat the water quality storm. The design criterion for a biofiltration swale is residence time in the swale. For a given flow rate, the required residence time is a duration equal to that which would be provided by a 200 ft long swale, flow depth of 4 inches, and maximum velocity of 1.5 feet-per-second, or about two and one-half minutes.

Biofiltration swales on the Suncadia project will not be irrigated and, therefore, must be seeded with drought resistant vegetation suitable for the upper Kittitas County climate. The typical seed mixture used for the Suncadia biofiltration swales is as follows:

<b>Seed Mixture Type</b>	<b>Percentage</b>
Sherman Big Blue Grass	10
Joseph Idaho Fescue	30
Sodar Streambank Bunch Grass	30
Secar Blue Bunch Wheat Grass	30

(Source: Wildland, Inc., Richland, WA, October 2000.)

This mixture may be changed to accommodate site conditions or recommendations from design professionals and will be hydroseeded at the application rate of 60 pounds seed mixture per acre. Additionally, a tacifier will be used to prep the soil before application of the hydroseed mixture.

This water quality treatment method may be used for the middle and southern portion of River Ridge Loop.

**Bio-Infiltration**

Bio-infiltration can be provided as described in the Department of Ecology Stormwater Management Manuals by routing runoff for the water quality storm through a 6-inch bed of filtration medium with specific characteristics for infiltration rate, cation exchange capacity, and total organics that establish suitability for water quality treatment. This method of providing water quality treatment can be

provided by lining roadside ditches or tops of infiltration facilities with a 6-inch bed of filtration medium that meets or exceeds the soil characteristics as follows:

Infiltration rate: Less than 2.4 inches/hour

Cation Exchange Capacity: At least 5 meq/ 100 grams of dry soil

Organic Content: At least 1%

Water quality treatment can also be provided by routing runoff through native soils with infiltration rates greater than 2.4 inches per hour as long as the bed thickness is increased to provide an equivalent residence time.

This water quality treatment and flow control method may be used for Steelhead Court.

### **Wetponds**

Wetponds contain a permanent pool of water to provide the sedimentation and treatment of conventional stormwater pollutants. The DOE SMM specifies that the permanent pool of stormwater shall be equal to the runoff volume of the water quality storm.

This water quality treatment method may be used for the middle and southern portion of River Ridge Loop.

### **Overflow Routes**

Each stormwater facility will have a controlled overflow structure. The overflow will discharge to an overflow drainage swale or enclosed pipe where it will be conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes will be provided to the next downstream infiltration facility where feasible. This will provide for the infiltration of stormwater even if one facility is partially clogged or out of operation.

The overflow routes proposed for River Ridge are controlled dispersion areas.

**Source of Water Supply**

The Phase 2 Division 3 (River Ridge) development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning and will provide a water availability letter.

**Phase 2 Division 3 Water System Description**

The preliminary transmission and distribution system for the River Ridge plat is illustrated on the enclosed Conceptual Utility Exhibit. The water for the development will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

The River Ridge plat will provide an 8-inch diameter water main that connects to the 18-inch water main in Swiftwater Drive and continues south along River Ridge Loop, to the temporary cul-de-sac. The proposed 8-inch water main will be looped in the future, through the future development tract, continuing along the River Ridge Loop roadway and connecting back to the 18-inch water main in Swiftwater Drive.

All homes are to be fire sprinkled on site. Hydrants will be placed at a maximum of 500 feet spacing. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.



**General Description**

The proposed River Ridge plat consists of 39 detached resort residential vacation homes spaced on 25.46 acres. The collected raw wastewater from this development will be conveyed by means of on-site gravity and force main sewer to a proposed lift station located in the future development tract southeast of the River Ridge plat. From this location, it will be pumped via a force main sewer to the existing force main sewer in Swiftwater 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 Solid Waste Management Policy**

Solid Waste Management is currently being performed per the Solid Waste Management Plan dated April 13, 2006.

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
 March 6, 2017

Phase, Sub-Phase or Plat Name/Number: Phase 2 Division 3 (River Ridge)

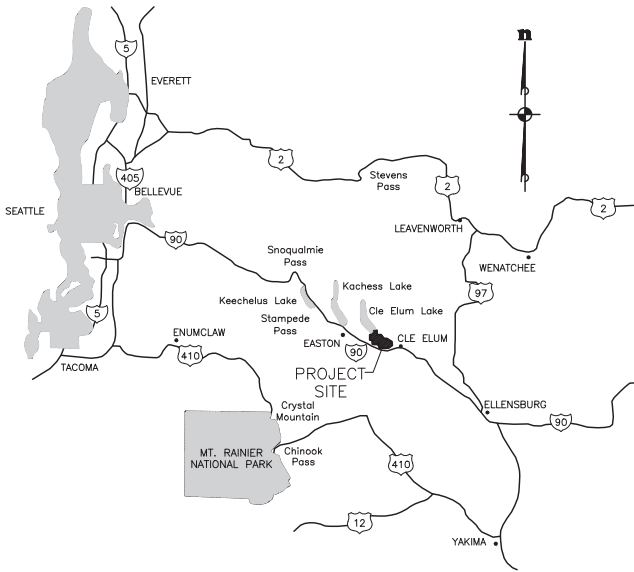
<b>Land Use</b>	<b>A This Plat</b>	<b>B Prior Plats to Date*</b>	<b>C Subtotal This plat and prior plats (A+B)</b>	<b>D Estimated Future Plats</b>	<b>E Estimated Total Project (C+D)</b>
<b>Developed Areas</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>
Single Family Lots (1)	9.5	296.0	305.5	506.5	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	67.0	88.0	154.9	-154.9	0.0
Recreation Facilities (3)	4.3	6.1	10.4	19.6	30.0
Roads (4)	4.7	106.3	111.0	56.0	167.0
<b>Total Developed Area</b>	<b>85.5</b>	<b>530.6</b>	<b>616.0</b>	<b>465.0</b>	<b>1081.0</b>
<b>Open Space Areas</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>
Private Open Space (5)	7.6	391.2	398.8	161.2	560.0
Future Development Tracts	67.0	737.5	804.4	-804.4	0.0
Access Tracts	0.0	3.3	3.3	6.7	10.0
Vegetated ROW Area	6.6	88.5	95.1	38.9	134.0
Community/Recreation	12.8	184.4	197.2	224.8	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River	44.7	276.0	320.7	752.3	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	198.1	281.9	480.0	159.0	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
<b>Total Open Space</b>	<b>336.8</b>	<b>2836.3</b>	<b>3173.0</b>	<b>2066.0</b>	<b>5239.0</b>
<b>Total Plat Area</b>	<b>422.2</b>	<b>3366.8</b>	<b>3789.0</b>	<b>2531.0</b>	<b>6320.0</b>
<b>Open Space Percentage</b>	<b>79.8%</b>	<b>84.2%</b>	<b>83.7%</b>	<b>81.6%</b>	<b>82.9%</b>

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

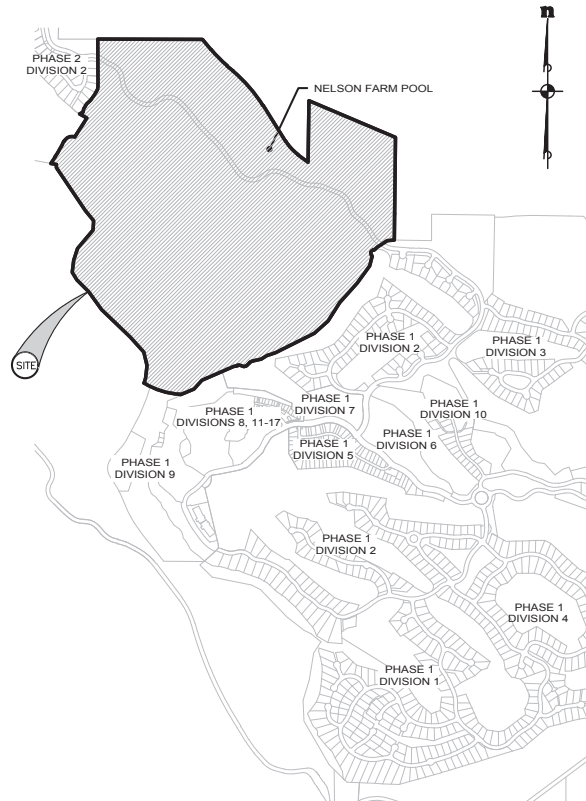
\*Prior plats included in total:

- Phase 1-Division 1
- Phase 1-Division 2
- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 Divisions 6-9
- Phase 1 Division 8 SDP Land Use (not a plat)
- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
- Phase 1 Division 5
- Phase 1 Division 4
- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9
- Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)
- Phase 1 Division 13B (Osprey Ridge)
- Phase 1 Division 7 (Miner's camp)
- Phase 1 Division 6 (The Legacy at Prospector)

A PORTION OF SECTIONS 13, 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,  
KITITAS COUNTY, WASHINGTON



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

**BASIS OF HORIZONTAL & VERTICAL DATUMS**

BASIS OF HORIZONTAL DATUM:  
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.  
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

BASIS OF VERTICAL DATUM:  
NGVD '29  
BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29 ELEVATION = 2026.05 LOCATION:  
SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.

**OWNER**

NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY  
770 SUNCADIA TRAIL,  
CLE ELUM, WASHINGTON 98922  
TELEPHONE (509) 649-3000  
FACSIMILE (509) 649-6251

**GENERAL NOTES**

VACATION HOMESITES RANGING IN SIZE FROM 0.37 ACRES TO 0.64 ACRES.

TOTAL ACREAGE PHASE 2, DIVISION 3 = 422.24 ACRES  
TOTAL LOT ACREAGE = 17.18 ACRES  
TOTAL NUMBER OF LOTS = 39  
TOTAL NUMBER OF TRACTS = 19

**WATER & SEWER NOTES**

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

**LEGAL DESCRIPTION**

TRACT Z-1 OF THE PLAT OF "SUNCADIA PHASE 2 DIVISION 2" AS RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200609280020;

TOGETHER WITH PARCELS B, D AND E OF THAT CERTAIN SURVEY AS RECORDED JANUARY 29, 1999, IN BOOK 24 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199901290041, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

ALSO TOGETHER WITH THAT PORTION OF PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JANUARY 29, 1999, IN BOOK 24 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199901290041, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;  
THENCE NORTH 89°34'40" WEST ALONG THE SOUTH LINE OF SAID SECTION, 407.42 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°34'40" WEST ALONG SAID SOUTH LINE, 380.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH 00°46'03" EAST ALONG SAID WEST LINE, 390.00 FEET;  
THENCE LEAVING SAID WEST LINE, SOUTH 43°39'24" EAST, 542.88 FEET TO THE POINT OF BEGINNING.

**TAX PARCEL NOS.**

20-14-13050-0080, 20-14-13050-0092, 20-14-13050-0093, 20-15-18040-0003, 20-15-18030-0001, 20-15-18030-0007, 20-15-18030-0006

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**ESM CONSULTING ENGINEERS, LLC**  
3402 BIRDAWS S. SUITE 205  
FEDERAL, WA 98003  
FEDERAL, WA (253) 838-4113  
COBURN, WA (253) 297-9600

www.esmcivil.com  
Civil Engineering  
Public Works

Land Surveying  
Project Management

Land Planning  
Landscape Architecture

NEW SUNCADIA LLC  
SUNCADIA PHASE 2 DIVISION 3  
(RIVER RIDGE)  
PRELIMINARY PLAT  
KITITAS COUNTY  
WASHINGTON

JOB NO.:	998-719-016
DWG. NAME:	PP-01
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/06/2017
PRINT DATE:	
SHEET	
PP-01	

A PORTION OF SECTIONS 13, 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,  
KITKITAS COUNTY, WASHINGTON

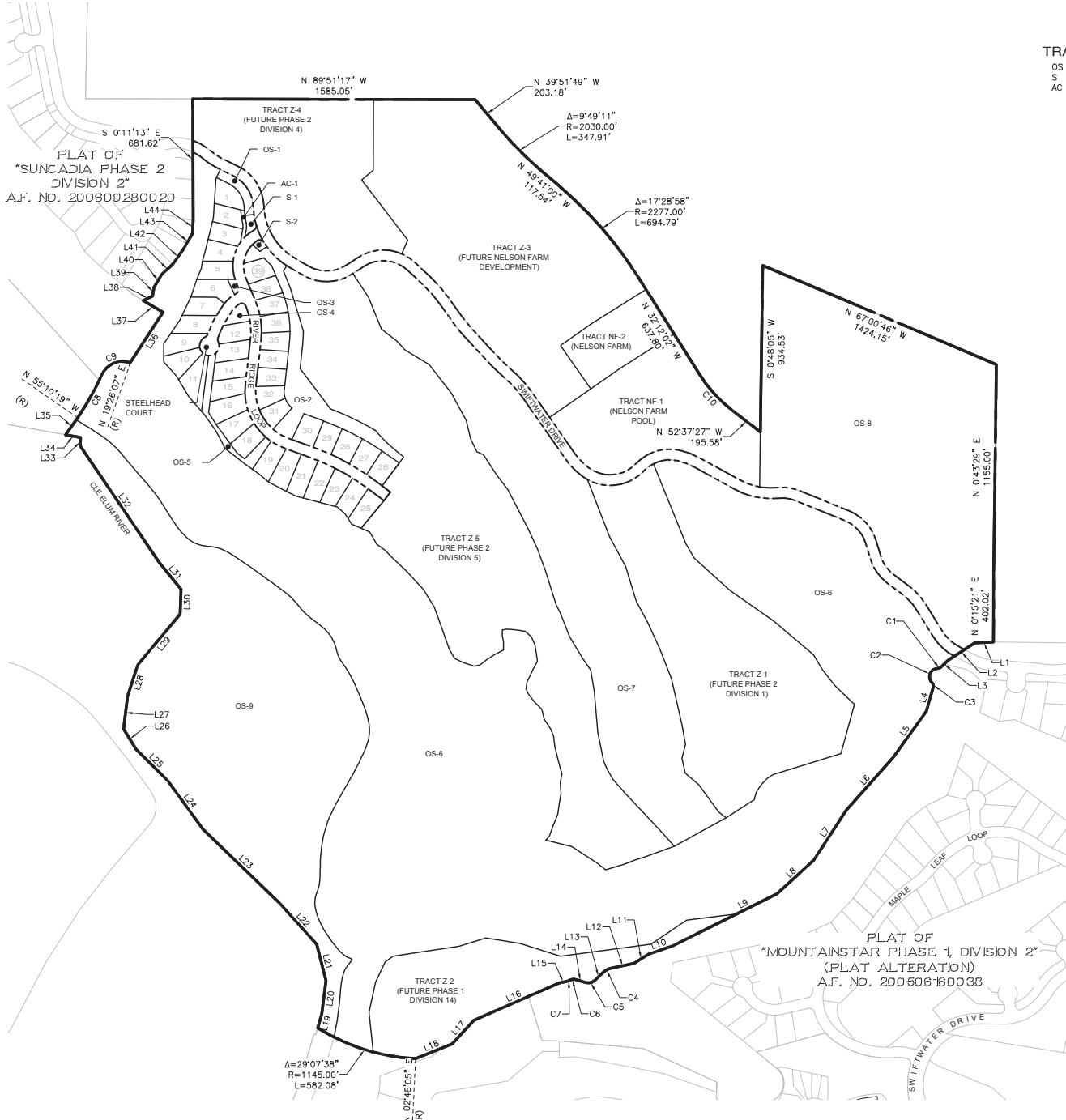


SCALE: 1" = 400'



TRACT LEGEND

- OS OPEN SPACE
- S SERVICE
- AC ACCESS



LINE	BEARING	DISTANCE
L1	N 87°20'31" E	105.61
L2	N 56°41'41" E	180.76
L3	N 45°54'42" E	55.98
L4	N 16°08'06" E	141.50
L5	N 35°34'58" E	318.97
L6	N 41°38'53" E	399.02
L7	N 32°54'54" E	331.97
L8	N 47°38'00" E	281.33
L9	N 63°28'34" E	652.12
L10	N 71°12'19" E	143.80
L11	N 57°30'32" E	98.39
L12	N 78°16'12" E	128.86
L13	N 45°28'08" E	60.72
L14	S 73°56'18" E	66.03
L15	N 78°23'27" E	50.05
L16	N 66°15'12" E	521.59
L17	N 42°44'21" E	178.98
L18	N 67°52'37" E	221.63
L19	S 16°37'44" W	80.60
L20	S 6°59'34" W	190.02
L21	S 14°00'26" E	210.03
L22	S 42°00'26" E	305.04

LINE	BEARING	DISTANCE
L23	S 46°00'26" E	605.08
L24	S 36°00'26" E	335.04
L25	S 45°00'26" E	250.03
L26	S 32°00'26" E	135.02
L27	S 6°59'34" W	185.02
L28	S 17°59'34" W	185.02
L29	S 39°59'34" W	370.05
L30	S 1°59'34" W	140.02
L31	S 39°00'26" E	195.03
L32	S 34°04'04" E	788.16
L33	S 0°51'10" W	48.41
L34	S 79°54'36" E	85.00
L35	S 35°06'03" W	116.73
L36	S 33°03'27" W	336.94
L37	S 59°31'58" E	129.33
L38	S 64°02'50" W	58.12
L39	S 9°56'53" W	49.84
L40	S 31°03'24" W	88.03
L41	S 47°31'23" W	80.19
L42	S 35°26'40" W	103.91
L43	S 29°56'08" W	100.41
L44	S 3°33'37" W	74.18

CURVE	DELTA	RADIUS	LENGTH
C1	45°21'03"	20.00	15.83
C2	140°10'34"	47.00	114.99
C3	65°02'55"	20.00	22.71
C4	32°48'04"	100.00	57.25
C5	60°35'34"	50.00	52.88
C6	50°20'25"	30.00	26.36
C7	22°40'10"	39.61	15.67
C8	10°42'57"	1478.00	276.43
C9	85°19'23"	128.50	191.36
C10	20°25'25"	780.00	278.04

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**ESM CONSULTING ENGINEERS, LLC**  
 3400 8th Ave S, Suite 205  
 Federal Way, WA 98003  
 (206) 835-1113  
 (206) 397-9660

**www.esmci.com**  
 Civil Engineering  
 Public Works

Land Planning  
 Landscape Architecture  
 Land Surveying  
 Project Management

**NEW SUNCADIA LLC**

**SUNCADIA PHASE 2 DIVISION 3  
 (RIVER RIDGE)  
 PRELIMINARY PLAT**

WASHINGTON  
 KITKITAS COUNTY

JOB NO.: 998-719-016  
 DWG. NAME: PP-02  
 DESIGNED BY: JHH  
 DRAWN BY: LGB  
 CHECKED BY:  
 DATE: 03/06/2017  
 PRINT DATE:  
 SHEET  
**PP-02**

Plotted: 3/2/2017 9:50 AM  
 File: \\suncadia\eng\verm-jobs\998\719\016\p-plot\Plat5\PP-02.dwg



# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-45618086**

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: February 7, 2017

Issued by:



AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

CHICAGO TITLE INSURANCE COMPANY

By:   
President  
ATTEST  
  
Secretary

A handwritten signature in black ink, appearing to read "Rick Olson", written over a horizontal line.

Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-45618086



# SUBDIVISION GUARANTEE

Order No.: 154167AM  
Guarantee No.: 72156-45618086  
Dated: February 7, 2017

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$28.70  
Additional Parcel Charge: \$150.00  
Tax: \$12.30

Your Reference: Suncadia Phase 2, Division 3

Assured: New Suncadia, LLC and ESM Consulting Engineers, LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract Z-1 of the plat of "Suncadia Phase 2 Division 2" as recorded under Kittitas County Auditor's File No. 200609280020, in Book 10 of Plats, pages 170 through 183;

Together with Parcels B, D and E of that certain Survey as recorded January 29, 1999, in Book 24 of Surveys, page 10, under Auditor's File No. 199901290041, records of Kittitas County, Washington; being a portion of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 18, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

Also together with Parcel C of that certain Survey as recorded January 29, 1999, in Book 24 of Surveys, page 10, under Auditor's File No. 199901290041, records of Kittitas County, Washington; being a portion of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 18, Township 20 North, Range 15 East, W.M. in the County of Kittitas, State of Washington, Except the following described portion thereof:

Commencing at the South Quarter corner of said Section 18;  
Thence North 89°34'40" West along the South line of said Section, 407.42 feet to the point of beginning;  
Thence continuing North 89°34'40" West along said South line, 380.00 feet, more or less, to the West line of the Southeast Quarter of the Southwest Quarter;  
Thence North 00°46'03" East along said West line, 390.00 feet;  
Thence leaving said West line, South 43°39'24" East, 542.88 feet to the point of beginning.

Title to said real property is vested in:

New Suncadia, LLC, a limited liability company

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-45618086

**(SCHEDULE B)**

Order No: 154167AM  
Policy No: 72156-45618086

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$827.96  
Tax ID #: 951840  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$413.98  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$413.98  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Portion of Tract Z-1

7. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$13,844.18  
Tax ID #: 951852  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$6,922.09  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$6,922.09  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Portion of Tract Z-1
8. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$490.10  
Tax ID #: 951853  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$245.05  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$245.05  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Portion of Tract Z-1
9. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$2,158.48  
Tax ID #: 372834  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,079.24  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$1,079.24  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Parcel B
10. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$220.11  
Tax ID #: 342834  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$110.06  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$110.05  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Parcel C

11. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$201.94  
Tax ID #: 14057  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$100.97  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$100.97  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Parcel D
12. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$12,781.95  
Tax ID #: 14055  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$6,390.98  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$6,390.97  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Parcel E
13. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
14. Liens, levies and assessments of the Community Enhancement as setforth in Second Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039, in the amount of 0.5% of the gross purchase price payable upon any transfer of ownership, unless the transfer is exempt as provided in said covenant..  
  
Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.
15. Assessment in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: The City of Roslyn, a municipal corporation  
Purpose: The right to enter upon, dig, lay, operate, maintain, repair, and renew a water pipe line, 15 feet wide; together with the right of ingress to and egress from said land for said purposes  
Recorded: September 14, 1910  
Instrument No.: 27687  
Volume 22 of Deeds, Page 123  
Affects: Northwest Quarter of the Southeast Quarter and the North Half of the Northeast Quarter of the Southwest Quarter of said Section 18
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: The Roslyn Fuel Company, its successors and assigns  
Purpose: The right to erect and maintain an electric transmission system and telephone line over, along and across said land, and the right to clear trees from endangering the line  
Recorded: June 8, 1923  
Instrument No.: 69824  
Volume 39 of Deeds, Page 49  
Affects: West Half of the Southeast Quarter of said Section 18
18. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
19. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.  
  
Recorded: October 11, 1996  
Instrument No.: 199610110015  
As follows:  
"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028;  
  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
20. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: August 21, 2003  
Instrument No.: 200308210003
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Subdivision Guarantee Policy Number: 72156-45618086

Granted To: Kittitas Conservation Trust, a Washington nonprofit corporation  
Purpose: Conservation easement  
Recorded: September 2, 2004  
Instrument No.: 200409020038

22. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Cle Elum River, if it is navigable.
23. Any question of location, boundary or area related to the Cle Elum River, including, but not limited to, any past or future changes in it.
24. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
25. Agreement and the terms and conditions contained therein  
Between: Mountainstar Resort Development, LLC  
And: Puget Sound Energy, Inc.  
Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service  
Recorded: April 16, 2004  
Instrument No.: 200404160016
26. The provisions contained in Plat of Suncadia Phase 2, Division 2, in Book 10 of Plats, pages 170 through 183,  
Recorded: September 28, 2006,  
Instrument No.: 200609280020.  
As follows:
  - a) Notes, restrictions and Conditions 1 through 22 hereon
  - b) Dedication thereon.
  - c) Swiftwater Drive 60 foot access and utility easement
27. An easement (Swiftwater Drive) including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: September 28, 2006  
Instrument No.: 200609280021
28. Stream "C" Corridor Grant of Conservation Easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Kittitas Conservation Trust, a Washington nonprofit corporation  
Purpose: Conservation easement  
Recorded: June 21, 2006  
Instrument No.: 200606210032
29. Agreement and the terms and conditions contained therein  
Between: Kittitas County, a Washington municipal corporation  
And: Suncadia LLC, a Delaware limited liability company

Subdivision Guarantee Policy Number: 72156-45618086

Purpose: Amended and Restated Development Agreement  
Recorded: April 16, 2009  
Instrument No.: 200904160090

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity and natural gas  
Recorded: January 27, 2010  
Instrument No.: 201001270024  
Affects: 10 foot strip adjoining all road shown on the plat
31. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity and natural gas  
Recorded: May 5, 2010  
Instrument No.: 201005050025
32. Natural Open Space Grant of Conservation Easement (Restated), including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Kittitas Conservation Trust, a Washington nonprofit corporation  
Purpose: Conservation easement  
Recorded: December 11, 2015  
Instrument No.: 201512110029
33. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity  
Recorded: April 28, 2016  
Instrument No.: 201604280005

**END OF EXCEPTIONS**

**Notes:**

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated Subdivision Guarantee Policy Number: 72156-45618086

description for this property is: Ptn of Parcel C and Parcels A, B, D and E, Survey, Book 24 of Surveys, page 10; portion of the East Half of the SW Quarter and the West Half of the SE Quarter of Section 18, Township 20 North, Range 15 East, W.M. and Tract Z-1 Suncadia Ph2 Div2, Book 10 of Plats, pgs 170-183.

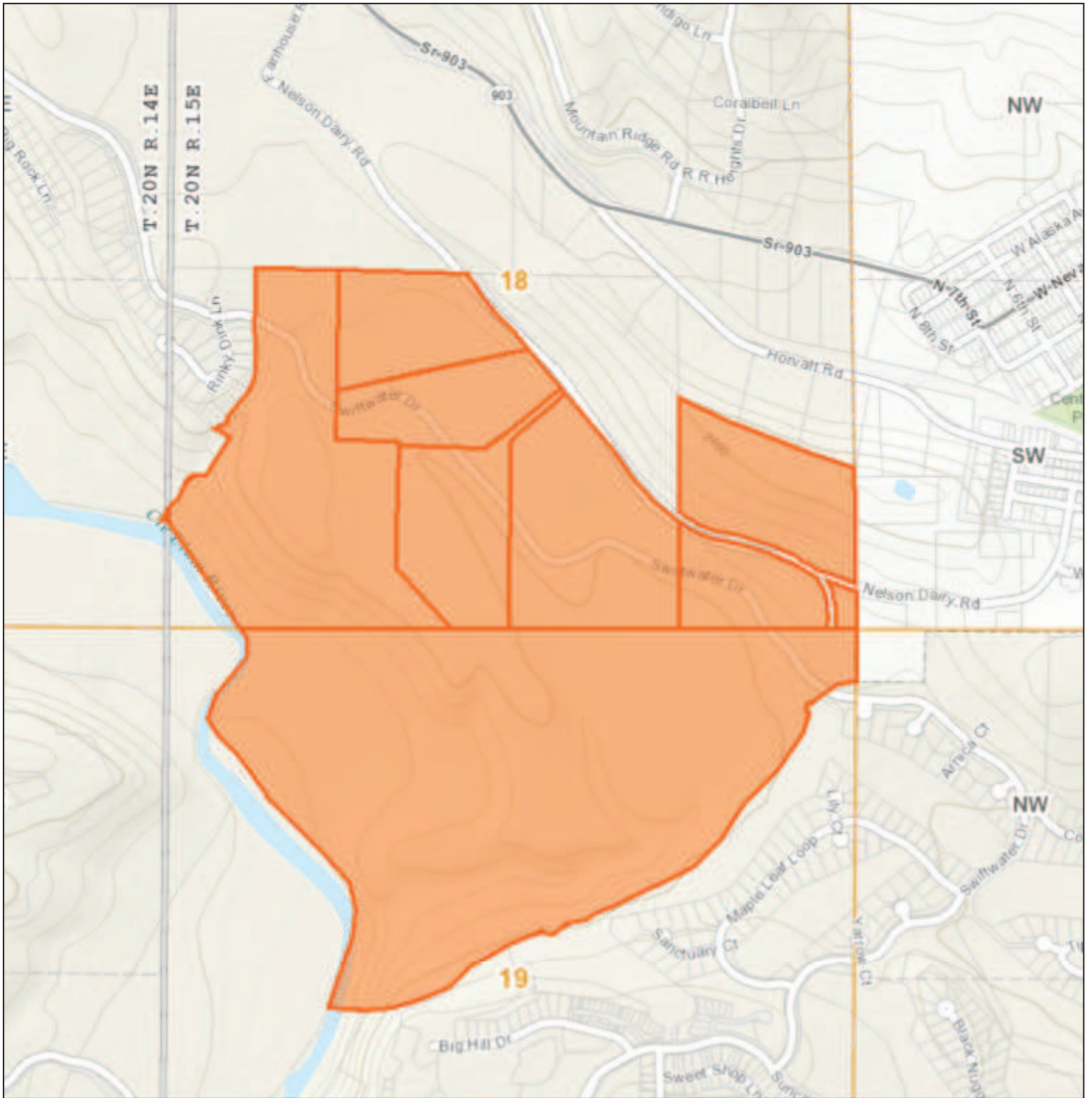
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**



# 154167AM



Date: 2/10/2017

1 inch = 1,505 feet  
Relative Scale 1:18,056

*Disclaimer:*  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

