



Marc Kirkpatrick &lt;mkirkpatrick@encompasses.net&gt;

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**RE: Ph 3 Div 12 lot BLA and O/S calcs for Div 11**

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**Eisenberg, Paul** <peisenberg@suncadia.com>

To: Kirk Holmes &lt;kirk.holmes@co.kittitas.wa.us&gt;, Kaycee Hathaway &lt;kaycee.hathaway@co.kittitas.wa.us&gt;

Cc: Doc Hansen &lt;doc.hansen@co.kittitas.wa.us&gt;, "Marc Kirkpatrick (mkirkpatrick@encompasses.net)" &lt;mkirkpatrick@encompasses.net&gt;, "Simpson, Pat" &lt;PSimpson@destinationhotels.com&gt;, "diane@dianecowger.com" &lt;diane@dianecowger.com&gt;

AUG 05 2014

TUE, Aug 5, 2014 at 10:54 AM

Kirk, thanks for putting us in direct contact so I can assist Marc and Kaycee with this BLA.

Kaycee, here is some background to assist you in processing the BLA for the lot that Marc preliminarily reviewed with you, and to further explain the information I previously provided. The lot in question is at the very edge of Phase 3 Division 12 where it abuts a portion of the O/S platted as part of Phase 3 Division 11. The 733 sf triangle of O/S proposed to be removed from O/S and made a part of the lot will reduce the O/S in Phase 3 Division 11, but does not affect any the O/S platted as part of Division 12.

You properly raised the question with Marc regarding whether this proposal will affect the minimum O/S requirements of the affected plats which could require mitigation if O/S dropped below the minimum required. The fact is that removal of 733 sf from O/S from Division 11 has a De minimis affect, representing only 0.0707 of 1% of the land in Division 11. This means that the 50.4% O/S shown on Exhibit M mains unchanged and will still exceed the minimum required by 0.4%. The affect is not even visible unless the math is carried out several decimal places to the right, so there should be no O/S issues with this change.

While not directly a County responsibility, the relinquishment of O/S under the governance documents requires a vote of a majority of the Tumble Creek Village Association (TCVA) owners. That vote is underway, and it is my understanding that more than 50% affirmative votes will be officially documented in the next few days. As soon as I have the official vote results I will be legally authorized to sign the BLA application on behalf of TCVA so it can be formally submitted for processing.

While I have asked Marc to include this, just to be safe, please consider the information in this, and the prior emails to be part of the official BLA record.

We will greatly appreciate your assistance in processing this BLA. Feel free to contact me with questions.

Thanks

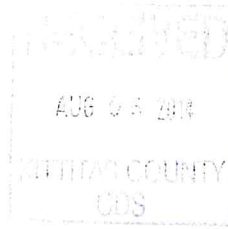
Paul Eisenberg  
Senior Vice President, New Suncadia, LLC  
President, Tumble Creek Village Association

—Original Message—

From: Kirk Holmes [mailto:kirk.holmes@co.kittitas.wa.us]  
Sent: Tuesday, August 05, 2014 7:34 AM  
To: Kaycee Hathaway  
Cc: Eisenberg, Paul; Doc Hansen  
Subject: FW: Ph 3 Div 12 lot BLA and O/S calc

Hi Kaycee -  
I've been asked to forward this to you.

Kirk Holmes, Director  
Kittitas County Public Works  
411 N Ruby, Suite 1  
Ellensburg, WA 98926  
(509) 962-7523



—Original Message—

From: Eisenberg, Paul [mailto:[peisenberg@suncadia.com](mailto:peisenberg@suncadia.com)]  
Sent: Monday, August 04, 2014 5:57 PM  
To: Kirk Holmes  
Cc: Marc Kirkpatrick ([mkirkpatrick@encompasses.net](mailto:mkirkpatrick@encompasses.net)); Simpson, Pat; [diane@dianecowger.com](mailto:diane@dianecowger.com)  
Subject: Ph 3 Div 12 lot BLA and O/S calc

Kirk, hope you are well. Marc is working on a BLA on a parcel in the Cabins Project Phase 3, Division 12 to move 733 of O/S to the lot to solve an existing encroachment problem that was just found. Marc spoke with KC about the submittal and KC thought the O/S would have to be replaced. I checked the original O/X calcs for the plat and Exhibit M and see that we were well over at 50.4% and will still be at 50.4% because 733 sf is such a small change.

I can't find an email address for KC, so am asking if you could please forward this email to her? With this exhibit and the calcs below she can see the request is not a problem from an O/S standpoint. Thanks and sorry to pester you with this. This is related to a pending sales transaction between an existing owner and their buyer, so time is short to resolve that this will be approved in due course.

Thanks, Paul

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Marc and KC,

Attached is Exhibit M from the May 2006 long plat of the Cabins Phase 3 Division 12. The O/S test is 50.0% O/S for any plat. Prior to this proposed change the plat is 50.4% O/S which exceeds the 50.0% requirement.

This change reduces O/s by 733 sf. The total plat contains 23.8 acres or 1,036,728 sf. This 733 sf reduction calculates to 0.0707 of one percent (seven hundredths of one percent.) Subtracting this 733 sf still results in 50.4% O/S and the effect cannot be seen unless the math is carried out to three or four decimal places. Using the one decimal standard used in the plat approval, after this BLA the O/ s will still exceed the 50.0% requirement by 0.4%.

Please provide this analysis to whomever you discussed this with at the County and include it in your BLA application to provide the basis for approval.

Paul Eisenberg | Sr. Vice President | Suncadia | Tumble Creek  
770 Suncadia Trail | Cle Elum, WA 98922 Office 509-649-3914 | Mobile 509-260-0310 |  
[peisenberg@suncadia.com](mailto:peisenberg@suncadia.com)

A Four Season Resort Community unlike anywhere in the Northwest [www.suncadia.com](http://www.suncadia.com)

Top 100 Golf Community - Travel & Leisure Golf 2007

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message id: 38eb45916c6dcdbdac24bb8719d004a14



Exhibit M  
Open Space Calculation  
Suncadia Master Planned Resort  
May 1, 2006

Phase, Sub-Phase or Plat Name/Number: Phase 3-Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
	Acres	Acres	Acres	Acres	Acres
<b>Developed Areas</b>					
Single Family Lots (1)	-3.5	271.4	267.8	544.2	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	33.7	33.7	1.3	35.0
Future Development Tracts	-5.6	111.3	105.7	-105.7	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	-2.6	101.2	98.6	68.4	167.0
<b>Total Developed Area</b>	<b>-11.8</b>	<b>523.7</b>	<b>511.9</b>	<b>569.1</b>	<b>1081.0</b>
<b>Open Space Areas</b>					
Private Open Space (5)	-0.5	373.8	373.3	186.7	560.0
Future Development Tracts	-5.6	751.7	746.1	-746.1	0.0
Access Tracts	-1.0	3.1	2.1	7.9	10.0
Vegetated ROW Area	0.0	84.9	84.9	49.1	134.0
Community/Recreation	-4.7	176.3	171.6	250.4	422.0
Golf Course	-0.1	654.0	653.9	-199.9	454.0
Natural Open Space/Cle Elum River Corridor	0.0	276.0	276.0	797.0	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	281.9	281.9	357.1	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>-12.0</b>	<b>2821.3</b>	<b>2809.3</b>	<b>2429.7</b>	<b>5239.0</b>
<b>Total Plat Area (7)</b>	<b>-23.8</b>	<b>3345.0</b>	<b>3321.2</b>	<b>2998.8</b>	<b>6320.0</b>
<b>Open Space Percentage (6)</b>	<b>50.4%</b>	<b>84.3%</b>	<b>84.6%</b>	<b>81.0%</b>	<b>82.9%</b>

AUG 05 2011  
LEWIS & CLARK COUNTY  
CDS

- (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

- (6) The purpose of this Exhibit M Adjustment to remove all areas from the cumulative totals from the original Phase 3 Division 11 Site Development Plan and Preliminary Plat submittal. A new Phase 3 Division 11 Exhibit M is being submitted concurrently to reflect the areas contained on the approved Phase 3 Division 11 Final Plat.