

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
MINERS CAMP PRELIMINARY PLAT (LP-16-00002)**

RESOLUTION

NO. 2016 - 115

WHEREAS, according to the seventh version of the development agreement entered into by Kittitas County and Suncadia LLC, Kittitas County Code Title 16 relating to the Subdivision of Land, and RCW 58.17, an open record hearing was held by the Kittitas County Board of County Commissioners on August 16, 2016 for the purpose of considering a preliminary plat known as the Miners Camp Preliminary Plat and described as follows:

The division of 8.26 acres into 24 single-family residential lots with open space tracts. The project as proposed is to be in four phases and create lots ranging in size from .14 acres to .29 acres. There are five open space tracts in the plat ranging from .36 acres to 1.03 acres. All lots are proposed to be served by a community water and sewer systems. The project is proposed on a site zoned Master Planned Resort (Suncadia).

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, an open record public hearing was held by the Board of County Commissioners on August 16, 2016 and a vote was held which approved the plan unanimously; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed preliminary plat:

Findings of Fact

1. Jeff Stubbs, authorized agent for property owner Miners Camp LLC has submitted a Preliminary Plat application to subdivide approximately 8.26 acres into 24 single-family residential lots with open space tracts. The project as proposed is to be in four phases and create lots ranging in size from .14 acres to .29 acres. There are five open space tracts in the plat ranging from .36 acres to 1.03 acres. All lots are proposed to be served by a community water and sewer systems. The project is proposed on a site zoned Master Planned Resort (Suncadia).
2. The subject property is located approximately 1 mile south of Roslyn in the Suncadia Master Planned Resort at the intersection of Suncadia Trail Road and Swiftwater Drive. Assessor's map number: 20-15-19000-0021.

3. Site Information:

Total Project Size:	8.26 Acres
Number of Lots:	24
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: Residential/Golf Course

South: Residential

East: Vacant/Golf Course

West: Residential/Golf Course

4. The Comprehensive Plan designation is Rural Recreation.
5. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
6. A complete long plat application was submitted to Community Development Services on June 17, 2016. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate". A notice of application was sent to all property owners within 500 feet of the project site.
7. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.
8. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with applicable law and found no critical areas impacting the project.
9. This proposal is consistent with Applicable Law with respect to KCC Title 17 zoning. The MPR zone allows for a mixture of densities.
10. This proposal is consistent with the Development Agreement and Applicable Law with respect to the Subdivision Code for Preliminary Plats.
11. All roads are required to meet the Development Agreement and Applicable Law with respect to Kittitas County Road Standards.
12. No Comments were received regarding the proposal from county agencies or the general public.

Conclusions of Law:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with the Development Agreement and Applicable Law with respect to federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with the Development Agreement and the Applicable Law with respect to Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

Conditions of Approval

The Board of County Commissioners finds that the following conditions are necessary to protect the public's interest.

1. The project shall proceed in substantial conformance with the plans and application materials on file dated June 17, 2016 except as amended by the conditions herein.
2. A certificate of title of the property proposed to be platted shall be submitted with the final plat.
3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
4. All current and future landowners must comply with the International Fire Code.
5. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
6. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. The Final Plat shall meet all Applicable Law requirements with respect to the Development Agreement and Chapter 16.20 of the Subdivision Code.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Miners Camp Preliminary Plat (LP-16-00002) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this 6th day of September, 2016 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON


Obie O'Brien, Chairman


Paul Jewell, Vice Chairman



A handwritten signature in black ink, appearing to be "LO", written over a horizontal line.

Laura Osiadacz, Commissioner

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

