

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

SUNSHINE ESTATES NO. 2 PLAT ALTERATION

RESOLUTION NO. 2012-_____

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a Notice of Application was issued on February 7, 2012, and a public hearing was heard on April 3, 2012 for the purpose of considering the Sunshine Estates No. 2 Plat Alteration (LP-11-04), of which the original plat was recorded in Volume 3 of Plats page 79 records of Kittitas County in 1964. The Sunshine Estates No. 2 Plat Alteration is described as follows:

Located approximately 5 miles northwest of Roslyn beginning at intersection of Salmon La Sac Road and Sunshine Avenue, in a portion of Section 34, Township 21N, Range 14E, WM in Kittitas County.

WHEREAS, due notice of the hearing has been given as required by law, public testimony was heard from those persons present who wished to be heard, and the necessary inquiry has been made into the public interest to be served by such platting; and,

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

1. The Board finds that Wayne Nelson authorized agent for Sunshine Estates Community Club, landowner submitted a Plat Alteration application for the purpose of removing the dedication language for the use of the public using the private roads within the plat.

2. The Board finds that the Sunshine Estates No. 2 Plat Alteration is located approximately 5 miles northwest of Roslyn beginning at intersection of Salmon La Sac Road and Sunshine Avenue, in a portion of Section 34, Township 21N, Range 14E, WM in Kittitas County.

3. The Board finds that the original plat was recorded in Volume 3 of Plats page 79, records of Kittitas County in 1964.

4. The Board finds that Kittitas County Community Development Services has determined that this application is exempt from SEPA.

5. The Board finds that the Kittitas County Community Development Services issued a Notice of Application relative to the Sunshine Estates Plat Alteration pursuant to RCW 36.70B and KCC 15A.03 on February 7, 2012, and that said notice solicited comments from jurisdictional agencies and landowners within 500 feet of the subject properties as required by law.

6. The Board finds that an Open Record Public Meeting was held on April 3, 2012 to consider the matter.

7. The Board finds that public testimony was received both in support and opposed to the proposed Plat Alteration.

8. The Board finds that the public use and interest is served by the proposed Plat Alteration by reducing crime, reducing county resources for investigations and lowering CO2 emissions from reduced traffic along with the addition of the following conditions:

- a. Provide an easement for those property owners located outside of the boundaries of the Sunshine Estates No. 2, but currently accessed by Sunshine Avenue and/or Moonshine Lane, and
- b. Maintain utility easements and provide for access to those utilities within Sunshine Avenue and Moonshine Lane.

NOW, THEREFORE, BE IT RESOLVED, the Board of Kittitas County Commissioners, after due deliberation, moved to approve the Sunshine Estates Plat Alteration (LP-11-04), the motion carried with a vote of 3-0.

DATED this _____ day of May 2012.

KITTITAS COUNTY

By: Alan A. Crankovich, Chairman

By: Obie O'Brien, Vice-Chairman

By: Paul Jewell, Commissioner

Approved As To Form:

By: _____
Deputy Prosecuting Attorney