

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

**PRELIMINARY PLAT APPROVAL  
SUNCADIA PH. 1 DIV. 14 PRELIMINARY PLAT (LP-22-00004)**

**RESOLUTION**

**NO. 2022 - 225**

**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 December 6, 2022, for the purpose of considering a preliminary plat known as the Suncadia Phase 1 Division 14 Preliminary Plat and described as follows:

39 detached, residential-lot (primarily second or vacation homes) plat with associated roadway, open space and service tracts on approximately 43.94 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 6,800 to 22,100 square feet.

**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 December 6, 2022 at 2pm in the Commissioners Auditorium; and

**WHEREAS**, members of the public were given opportunity to provide testimony; and

**WHEREAS**, the motion for approval of the Suncadia Phase 1 Division 14 Preliminary Plat was approved by the Board of County Commissioner's as presented by CDS staff; 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. Steven Lathrop, authorized agent for Suncadia Resort, LLC, landowner, submitted a plat application for 39 detached residential lots (primarily second or vacation homes) with associated roadway, open space and service tracts on approximately 43.94 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 6,800 to 22,100 square feet. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 1 Division 14.

2. Site Information: The subject property is located in SEC. 18 and 19, TWP. 20, RGE. 15; Parcel Numbers 953905, 953911, 953917, 960515, Assessor's Map numbers 20-15-19054-0003, 20-15-19054-0009, 20-15-19054-0015, 20-15-18053-0051.
3. The Comprehensive Plan designation is Rural Recreation.
4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.

Site Information

Total Project Size:	43.94 Acres
Number of Lots:	39; ranging in size from 6,800 to 22,100 square feet
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North:	Cle Elum River, Residential Development and wooded areas (all within Suncadia Master Plan Resort)
South:	Cle Elum River, Residential Development and wooded areas (all within Suncadia Master Plan Resort)
East:	Residential development (all within Suncadia Master Plan Resort)
West:	Cle Elum River and Undeveloped Wooded areas (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Big Hill Drive.

5. A long plat application, and site development plan application was submitted to Community Development Services on August 19, 2022. Pursuant to section 5.1 of the development agreement, the application submittal packet was sent to department heads "*deemed appropriate*". A notice of application was sent to all property owners within 500 feet of the project site and adjoining ownership properties. The notice of application was noticed in the local county paper of record on September 22, 2022.
6. 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.
7. 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.
8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
9. This proposal is consistent with the Kittitas County Critical Areas Code 17A.

10. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
11. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
12. Comments were received from various agencies and the public. These comments are included in the index file for review
13. Site Development Plan Approval was granted via letter from the Planning Official on November 4, 2022, in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

**Suggested Conclusions:**

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 applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated August 19, 2022 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. This application is subject to the latest revision of the MountainStar Development Agreement including those provisions expressed in the Transfer Agreement dated July 6, 2021. The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.
4. 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.
5. 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.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.
7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the

documents on all sheets.

8. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
9. A private road is required to be named when more than five addresses are assigned on a roadway. A Private Road Name application from Kittitas County Public Works will be required for each road.
10. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
12. The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
13. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included with such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

Exhibit F-1 Suncadia MPR Conditions of Approval:

A-2 (a) Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.

14. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170)

EXAMINED AND APPROVED  
This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
Kittitas County Engineer

15. Applicants need to include the following notes as "Plat Notes" on their drawings.
  - a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
16. Prior to Final Plat approval the applicant shall submit an updated report detailing what monitoring has

been completed in regard to the Traffic Monitoring Plan process.

17. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.

18. Sheet 1

a. Utilities, sewer, stormwater, and road cut/fill slope easements should be contemplated. All easements shown upon referenced conceptual and preliminary documents shall be included on the face of the plat per KCC 16.12.110

19. Sheets 2 and 3

a. Include ownership, width and surfacing for Big Hill Drive (EX: 60' wide private R/W – Paved)

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 1 Division 14 Preliminary Plat (LP-22-00004) 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 6 day of December, 2022 at Ellensburg, Washington.



BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

  
\_\_\_\_\_  
Laura Osiadacz, Chairman

  
\_\_\_\_\_  
Cory Wright, Vice-Chairman

  
\_\_\_\_\_  
Brett Wachsmith, Commissioner

ATTEST:

- Clerk of the Board- Julie Kjorsvik
- Deputy Clerk of the Board- ~~Mandy Buchholz~~

APPROVED AS TO FORM:

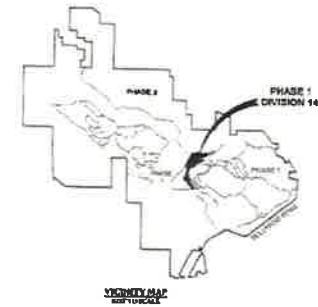
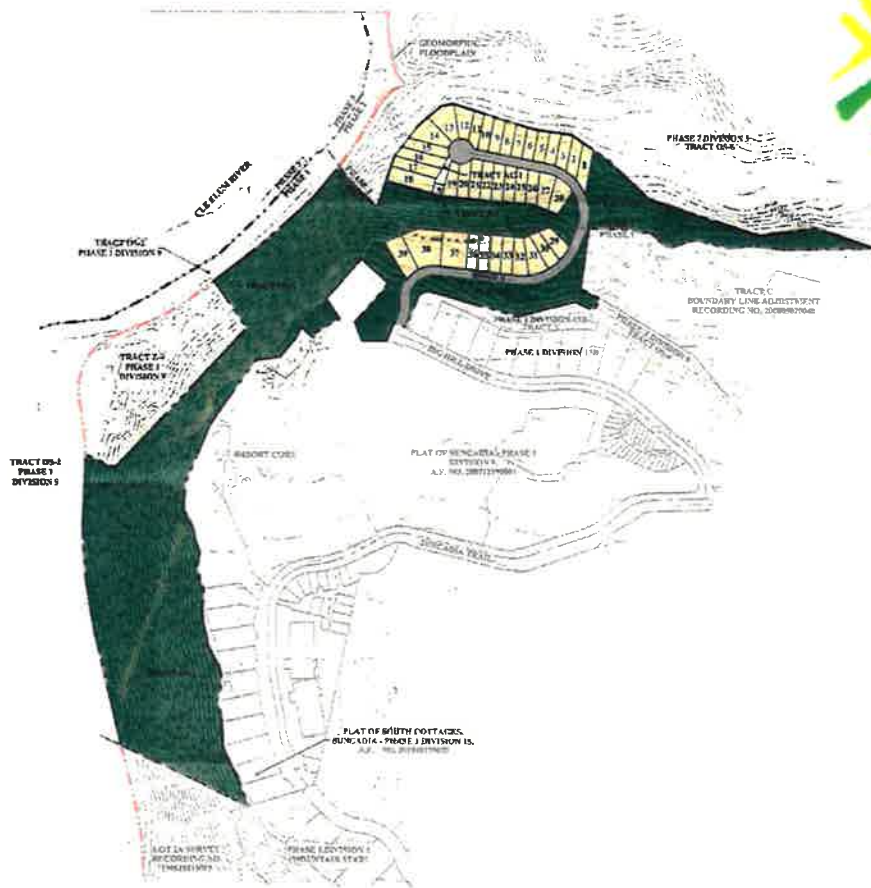
Emin Smith

Neil Caulkins, Deputy Prosecuting Attorney

**Exhibit "A"**



**SUNCADIA**  
RESORT · COMMUNITY · LEGACY



SCALE: 1" = 200'

## Site Development Plan Phase 1 Division 14

August 16, 2022

CONSULTING ENGINEERS LLC

LAND USE LEGEND		SYMBOLS	
	RESIDENTIAL		ADJACENT TRACT
	COMMUNITY/RECREATIONAL/OPEN SPACE TRACTS		EXISTING BOUNDARY LINE
	BOUNDARY OF PLAY / AMENITY		1/2" BWP
			EXISTING 1/2" BWP
			EXISTING FLOORPLAN
			EXISTING CONCRETE

DATE	DESCRIPTION	BY	DATE	DATE
8/16/22	FINAL PLAN	JL	8/16/22	8/16/22
8/16/22	REVISIONS	JL	8/16/22	8/16/22