

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

**PRELIMINARY PLAT APPROVAL
SUNCADIA PHASE 1 DIVISION 15 PRELIMINARY PLAT (LP-18-00001)**

RESOLUTION

NO. 2018 - 099

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 June 5, 2018 for the purpose of considering a preliminary plat known as the Suncadia Phase 1 Division 15 Preliminary Plat and described as follows:

The division of 7.17 acres into 10 single-family residential lots with an access tract and a future development tract. The proposed lots range in size from 0.39 acres to 0.49 acres. All lots are proposed to be served by 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 June 5, 2018 at 2pm in the Commissioners Auditorium; and

WHEREAS, no members of the public were in attendance to provide public comment; and

WHEREAS, a motion was made and seconded to approve the proposal as presented by staff and for staff to prepare the enabling documents; and

WHEREAS, the motion was approved by a vote of 3-0; 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 New Suncadia, LLC, submitted a Preliminary Plat application for a 10 lot preliminary plat with an access tract and a future development tract on approximately 7.17 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.39 acres to 0.49 acres. In conjunction with this preliminary plat application, a site development plan was also submitted. The project is Phase 1 Division 15 of the Suncadia Master Planned Resort.

2. Site Information:

The subject property is located in the Suncadia Master Planned Resort. Assessor's map number: 20-15-19054-0006, parcel number 953908.

Total Project Size:	7.17
Number of Lots:	10; ranging in size from 0.39 acres to 0.49 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: Cleared, undeveloped and Cle Elum River (all within Suncadia Master Plan Resort)

South: Wooded and single family residences (all within Suncadia Master Plan Resort)

East: Condominiums and Golf Course (all within Suncadia Master Plan Resort)

West: Wooded, undeveloped (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Suncadia Trail.

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.
5. A complete long plat application and site development plan was submitted to Community Development Services on March 23rd, 2018. 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 noticed in the local county paper of record on April 26th, 2018.
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. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, the project as proposed will observe all necessary setbacks.
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 Subdivision Code for Preliminary Plats.

10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
11. Comments were received from various agencies and are included in the index file for review. No comments were received from the general public.
12. The Phase 1 Division 15 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH).
13. Site Development Plan Approval was granted via letter from the Planning Official on May 30, 2018 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

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 applicable 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 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 March 23rd, 2018 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. 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.
8. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 10 lots created by this subdivision.
9. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
10. Lot and road dimensions are to be shown on the face of the plat.
11. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
12. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
13. 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. 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.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 1 Division 15 Preliminary Plat (LP-18-00001) 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 19th day of June, 2018 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

ABSENT

Laura Osiadacz, Chairman


Obie O'Brien, Vice-Chairman



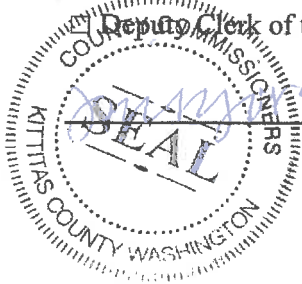
Paul Jewell, Commissioner

ATTEST:

APPROVED AS TO FORM:

Clerk of the Board- Julie Kjorsvik

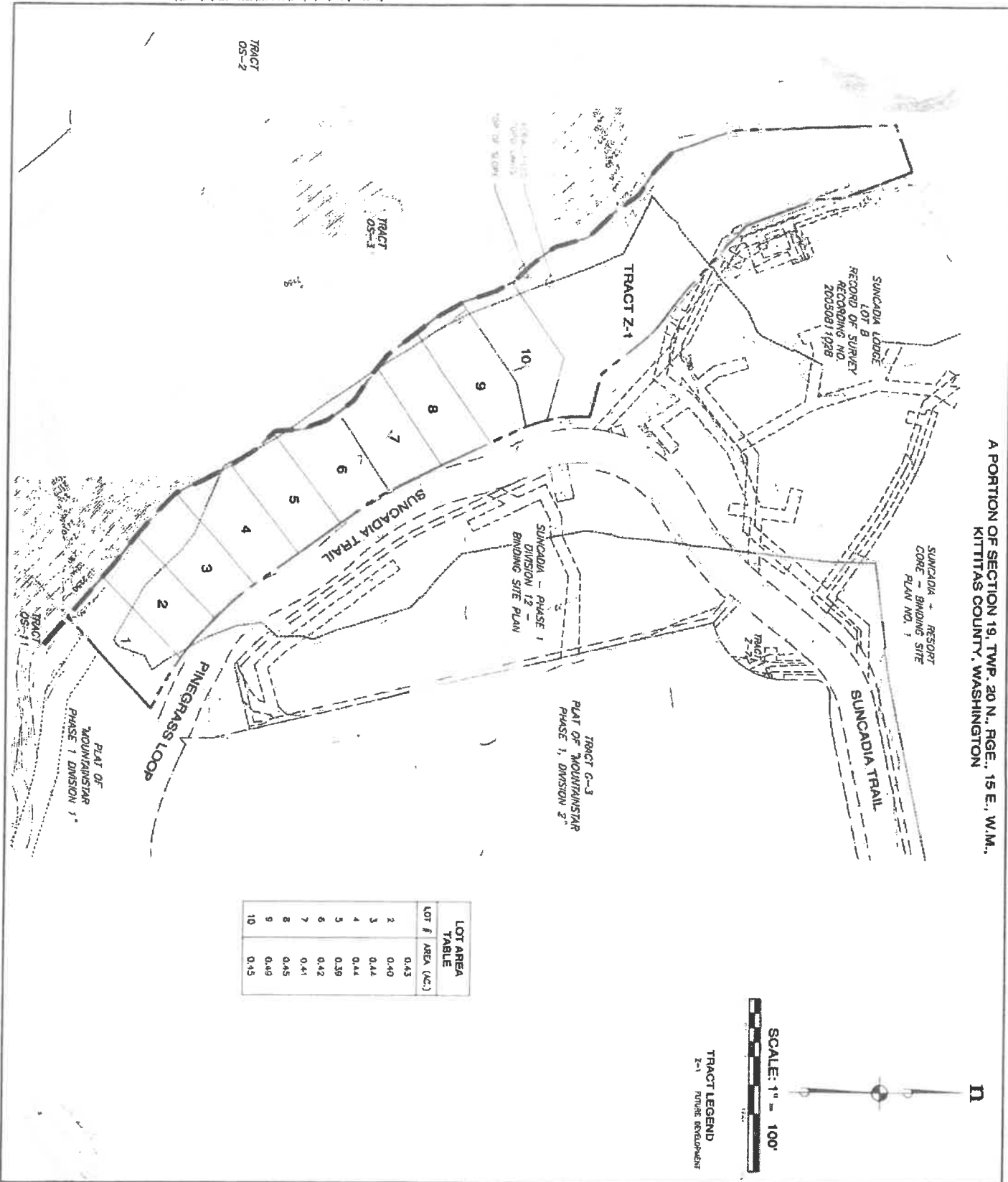
Deputy Clerk of the Board- Mandy Buchholz



Julie Kjorsvik

Neil Caulkins, Deputy Prosecuting Attorney

Exhibit "A"



A PORTION OF SECTION 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

SUNCADIA RESORT
CORE BINDING SITE
PLAN NO. 1

SUNCADIA LODGE
LOT 9
RECORD OF SURVEY
RECORDING NO.
20050811928

TRACT G-3
PLAT OF MOUNTAINSTAR
PHASE 1, DIVISION 2

SUNCADIA PHASE 1
DIVISION 12
BINDING SITE PLAN

TRACT Z-1

SUNCADIA TRAIL

TRACT
OS-2

TRACT
OS-3

PINEGRASS LOOP

PLAT OF
MOUNTAINSTAR
PHASE 1, DIVISION 1

LOT #	AREA (AC.)
1	0.43
2	0.40
3	0.44
4	0.44
5	0.39
6	0.42
7	0.41
8	0.45
9	0.49
10	0.45

NEW SUNCADIA LLC

SUNCADIA PHASE 1 DIVISION 15

PRELIMINARY PLAT

KITITAS COUNTY

WASHINGTON

ESM CONSULTING ENGINEERS, LLC
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www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

PP-03

Drawn By: JIM JOHNSON
Checked By: JIM JOHNSON
Date: 01/15/2018