

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

**PRELIMINARY PLAT APPROVAL
SUNCADIA PHASE 3 DIVISION 14 PRELIMINARY PLAT (LP-18-00002)**

RESOLUTION

NO. 2018 - 132

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 7, 2018 for the purpose of considering a preliminary plat known as the Suncadia Phase 3 Division 14 Preliminary Plat and described as follows:

The division of 6.97 acres into 10 single-family residential lots with an access tract and a community open space tract. The proposed lots range in size from 0.31 acres to 0.79 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, 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 7, 2018 at 2pm in the Commissioners Auditorium; and

WHEREAS, eight members of the public were in attendance at the public hearing and six of whom provided 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, landowner, submitted an application for a 10 detached residential lot plat with an access tract and a community open space tract on approximately 6.97 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.31 acres to 0.79 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 3 Division 14 and a boundary line adjustment with the adjacent parcel 950044 which would add 0.62 acres to parcel 950057

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Kittitas County CDS

creating the total plat area of approximately 6.97 acres. The project is Phase 3 Division 14 of the Suncadia Master Planned Resort.

2. Site Information:

The subject property is located off of Tired Creek Lane, Cle Elum, WA 98922. Section 14, T20N, R14E, WM, in Kittitas County. Assessor's Map Numbers 20-14-14050-0021, parcel number 950057.

Total Project Size:	6.97
Number of Lots:	10; ranging in size from 0.31 acres to 0.79 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: A few single family residences, wooded undeveloped land, golf course, and Cle Elum River (all within Suncadia Master Plan Resort)

South: Single family residences, wooded undeveloped land, and golf course (all within Suncadia Master Plan Resort)

East: Golf course and single family residences and wooded land (all within Suncadia Master Plan Resort)

West: A few single family residences, wooded undeveloped land, golf course, and Cle Elum River (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Tired Creek Lane.

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, site development plan and boundary line adjustment application was submitted to Community Development Services on May 4, 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 June 14th, 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 no hazardous slopes, as illustrated on the mapping provided by staff as Index #13. Compas mapping indicates there is a type 4 stream

located on the property; based on aerial photography dating back to 1998 it does not appear that a stream exists in this location. Further critical areas were assessed during the MountainStar EIS process, MPR approval process, and Development Agreement process. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. The area is designated a winter elk concentration area; with the abundant open spaces in the area, no additional mitigation is necessary.

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 members of the public. These comments are included in the index file for review.
13. The Phase 3 Division 14 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH).
14. Site Development Plan Approval was granted via letter from the Planning Official on August 1, 2018 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.
15. The Boundary Line Adjustment request was granted preliminary approval via a letter from the Planning Official on August 1, 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 May 4th, 2018 and revised information submitted on July 17th and 18th, 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 on all sheets.
8. The Final Plat shall contain the page number and total number of pages on all sheets.
9. The intended ownership limits of Lot 10/AC-1 is unclear. This shall be clarified prior to final plat approval.
10. Tired Creek Lane shall include width, ownership, and surfacing on the Final Plat. (EX: Tired Creek Lane – 30' wide private R/W-Paved)
11. The lot area tables on the Final Plat shall include S-1, AG-1, and OC-1.
12. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
13. Lot and road dimensions are to be shown on the face of the plat.
14. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
15. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
16. 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.

17. 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.
18. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 10 lots created by this subdivision.
19. The Suncadia Phase 3 Division 14 Boundary Line Adjustment (BL-18-00007) shall receive final approval prior to submittal for final plat approval.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 3 Division 14 Preliminary Plat (LP-18-00002) 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 21st day of August, 2018 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON



Laura Osadacz, Chairman



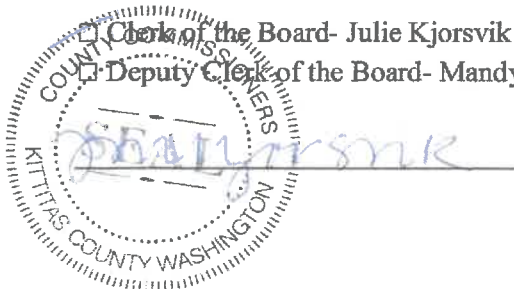
Obie O'Brien, Vice-Chairman



Cory Wright, Commissioner

ATTEST:

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



APPROVED AS TO FORM:

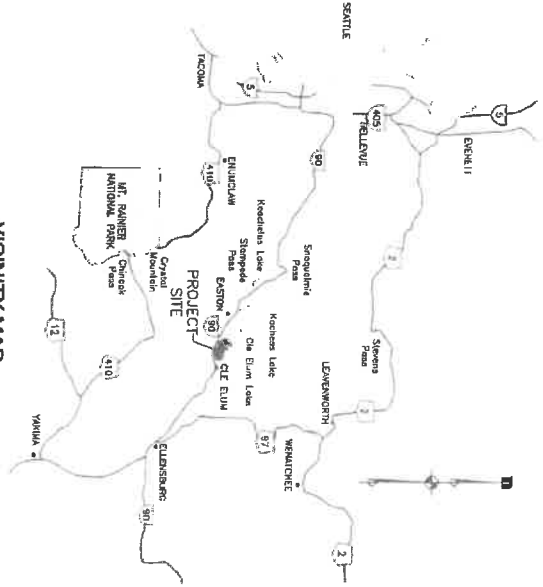
Neil Caulkins, Deputy Prosecuting Attorney

Exhibit A

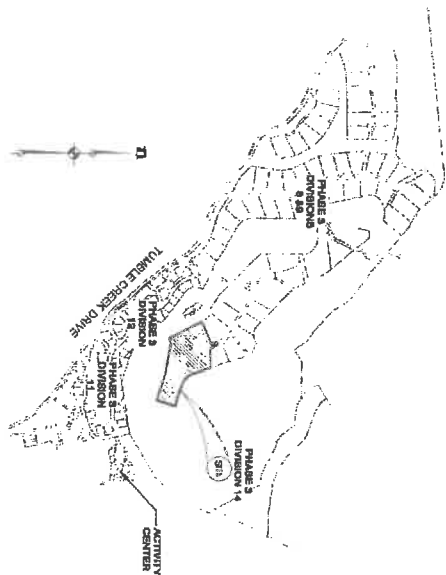
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A PORTION OF SECTIONS 14 AND 23, TWP. 20 N., RGE., 14 E., W.M.,
KITITAS COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

BASIS OF HORIZONTAL & VERTICAL DATUMS

BASES OF HORIZONTAL DATUM:
 1. THE NATIONAL GRID COORDINATE SYSTEM SOUTH ZONE NAD83/91.
 2. THE NATIONAL GRID COORDINATE SYSTEM NORTH ZONE NAD83/91.
 3. THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.
 BASIS OF VERTICAL DATUM:
 1. NGVD '29
 2. BENCH MARK DISK L 5265 1982, LOGO MARK - NGS HARD 28 ELEVATION = 2026.05 LOCATION: HIGHWAY 90A
OWNER
 NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
 2710 SUNCADIA TRAIL
 SUITE 100
 ELLensburg, WA 98922
 TELEPHONE (509) 540-3000
 FACSIMILE (509) 548-8251

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.31 ACRES TO 0.79 ACRES.
 TOTAL AVERAGE PHASE 3 DIVISION 14 = 6.97 ACRES.
 TOTAL AVERAGE PHASE 3 DIVISION 8 = 1.11 ACRES.
 TOTAL AVERAGE PHASE 3 DIVISION 9 = 1.11 ACRES.
 TOTAL NUMBER OF LOTS = 10
 TOTAL NUMBER OF TRACTS = 3

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

LEGAL DESCRIPTION

TRACT A OF THAT CERTAIN SURVEY RECORDED IN 2018 UNDER AUDITOR'S FILE NO. 200608220001, AND FILED IN BOOK OF SURVEYS, PAGES AND RECORDS OF PLATS AND RECORDS OF PLATS AND RECORDS OF PLATS OF WASHINGTON, BEING TRACT Z-1 AND A PORTION OF TRACT G-1, PLAT OF BOUNDARY FOR PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK), AUDITOR'S FILE NO. 200608220001, BEING TRACTS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

TAX PARCEL NO.

20-1-14650-3021

NEW SUNCADIA LLC

SUNCADIA PHASE 3 DIVISION 14

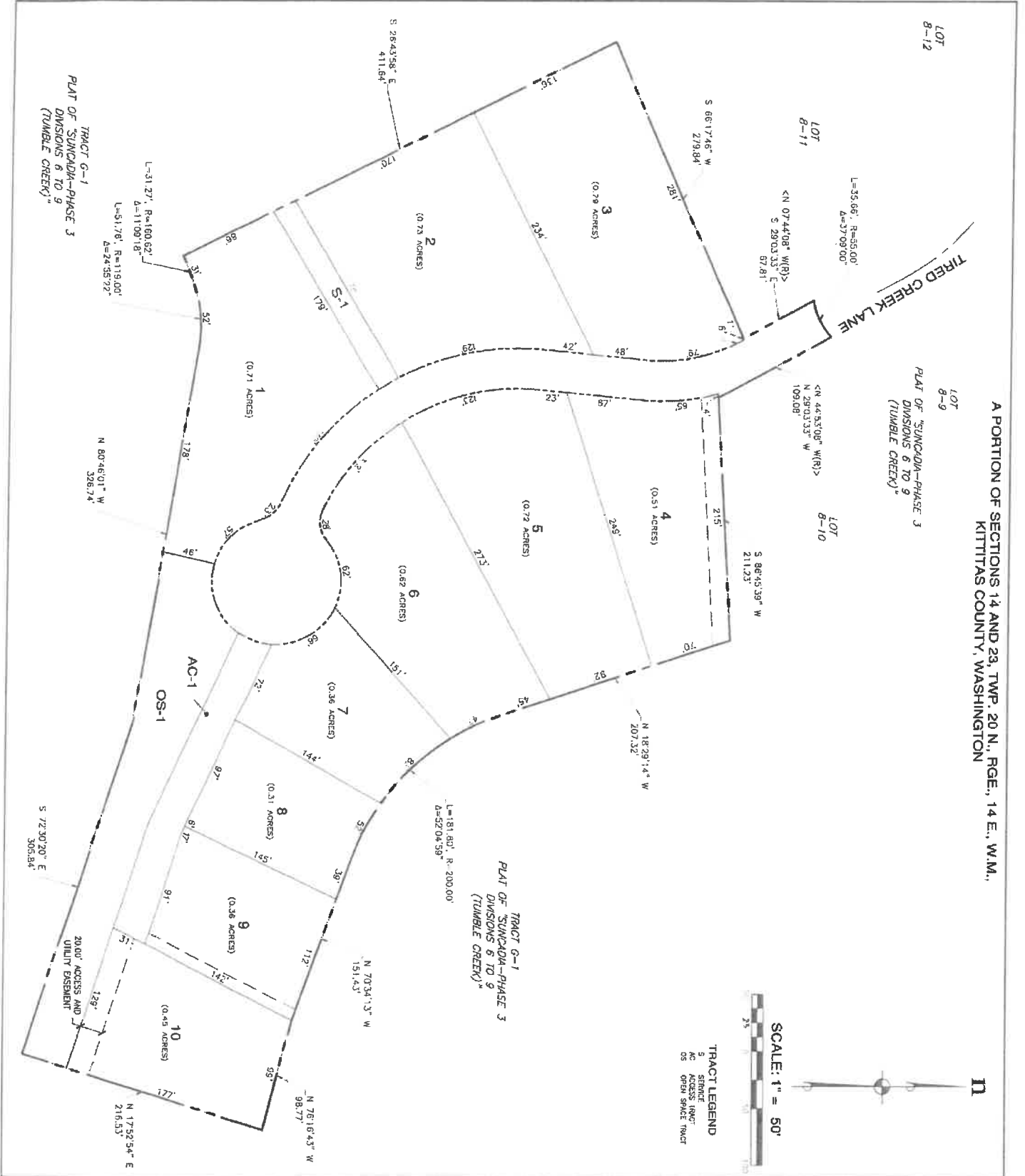
KITITAS COUNTY

PRELIMINARY PLAT

WASHINGTON

ESM CONSULTING ENGINEERS, LLC
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 Federal Way, WA 98003
 www.esmcivil.com
 Civil Engineering | Land Surveying | Land Planning
 Public Works | Project Management | Landscape Architecture

PP-01

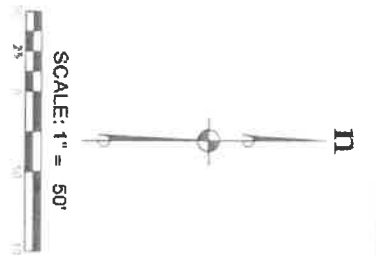


A PORTION OF SECTIONS 14 AND 23, TWP. 20 N., RGE. 14 E., W.M.,
KITITAS COUNTY, WASHINGTON

LOT 8-9
LOT 8-10
PLAT OF "SUNCADIA-PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"

TRACT G-1
DIVISIONS 6 TO 9
(TUMBLE CREEK)"

TRACT G-1
PLAT OF "SUNCADIA-PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"



TRACT LEGEND
S TRACT
AC ACCESS 19AC'
OS OPEN SPACE TRACT

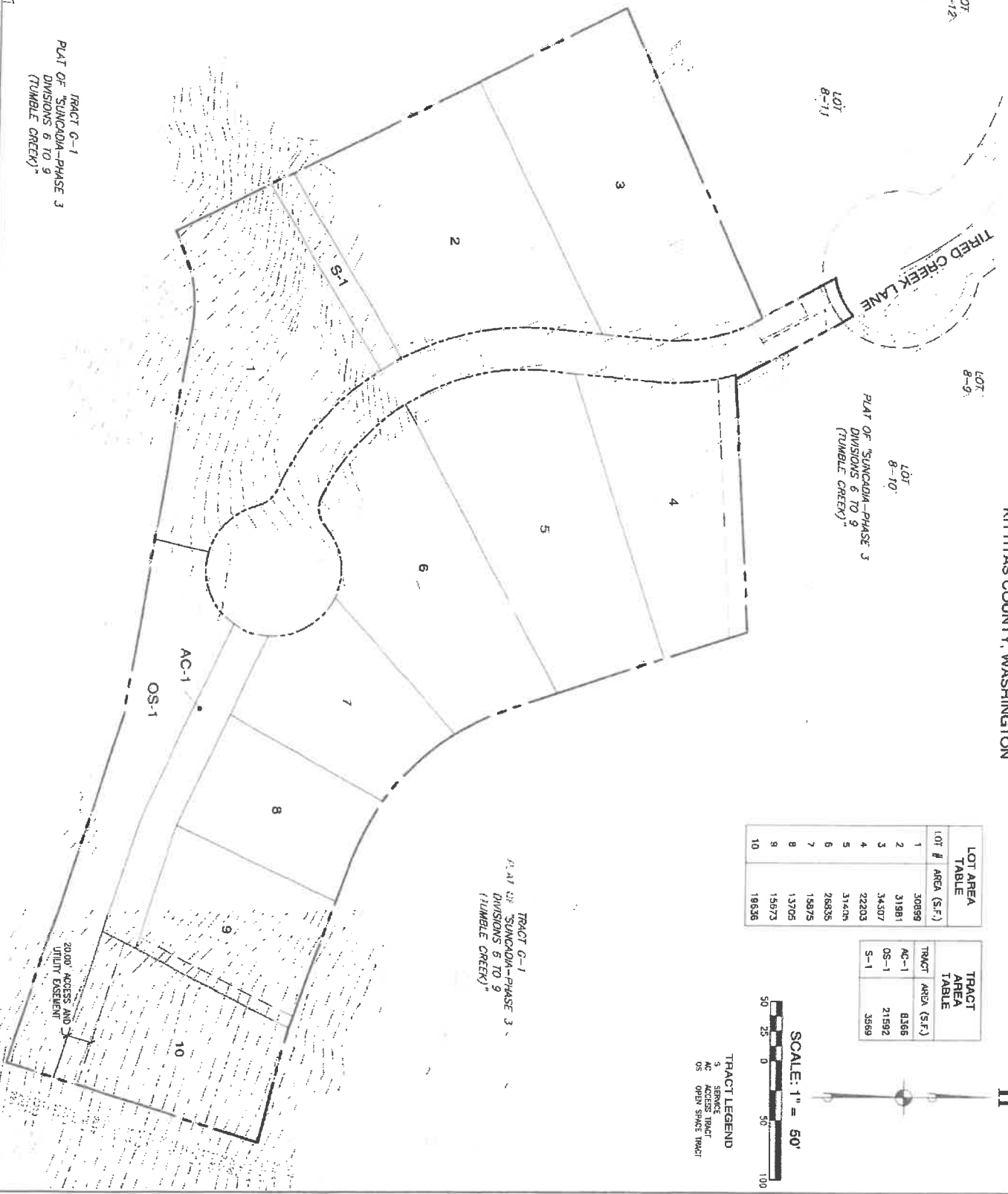
<p>NEW SUNCADIA LLC</p> <p style="text-align: center;">SUNCADIA PHASE 3 DIVISION 14</p> <p style="text-align: center;">KITITAS COUNTY PRELIMINARY PLAT WASHINGTON</p>	<p style="text-align: center;">ESM CONSULTING ENGINEERS LLC</p> <p style="text-align: center;">www.esmcivil.com</p> <p style="font-size: small;">Civil Engineering Land Surveying Land Planning Public Works Project Management Landscape Architecture</p>	<p style="font-size: x-small;">REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
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<p>JOB NO.: 98-77-0-01</p> <p>DATE: 02/17/2018</p> <p>DESIGNER: PP-02</p> <p>CHECKED BY: JLN</p> <p>DATE: 02/17/2018</p> <p>PROJECT: SUNCADIA</p>	<p>PP-02</p>							

A PORTION OF SECTIONS 14 AND 23, TWP. 20 N., RGE. 14 E., W.M.,
KITITAS COUNTY, WASHINGTON

TRACT G-1
PLAT OF "SUNCADIA-PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"

TRACT G-1
PLAT OF "SUNCADIA-PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"

TRACT G-1
PLAT OF "SUNCADIA-PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"



LOT #	AREA (S.F.)
1	30899
2	31981
3	34507
4	22203
5	31425
6	26835
7	15875
8	13705
9	15673
10	19536

TRACT	AREA (S.F.)
AC-1	8366
OS-1	21592
S-1	3589



TRACT LEGEND
 1 SERVICE TRACT
 2 AC TRACT
 OS OPEN SPACE TRACT



JOB NO.: 22-03-03 DATE: 07/17/2018 SHEET: PP-03	NEW SUNCADIA LLC SUNCADIA PHASE 3 DIVISION 14 PRELIMINARY PLAT WASHINGTON	 35109 9th Ave SE, Suite 205 Federal Way, WA 98003 www.esmcivil.com Civil Engineering, Public Works Land Surveying, Project Management Land Planning, Landscape Architecture	REVISIONS NO. DESCRIPTION DATE BY
	KITITAS COUNTY	WASHINGTON	REVISIONS