

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

**PRELIMINARY PLAT APPROVAL
TALISMAN TOWNHOMES PRELIMINARY PLAT (LP-18-00003)**

RESOLUTION

NO. 2019 - 004

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 18, 2018 for the purpose of considering a preliminary plat known as the Talisman Townhomes Preliminary Plat and described as follows:

The division of 1.27 acres into 24 residential lots with one (1) access tract and three (3) community open space tracts. The proposed lots average 1,719 sq. ft. 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 December 18, 2018 at 2:00pm in the Commissioners Auditorium; and

WHEREAS, Three members of the public were in attendance at the public hearing none 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 2-0; 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. Theo Leonard, authorized agent for Talisman Townhomes, landowner, submitted an application for a 24 residential lot plat with an access tract and three (3) community open space tracts on approximately 1.27 acres of land that is zoned Master Planned Resort. The proposed lots average 1,719 sq. ft. This preliminary plat is being proposed under the Suncadia Master Planned Resort Development Agreement.
2. Site Information:

The subject property is located off of Big Hill DR. in a portion of Section 19, T20N, R15E, WM, in Kittitas County, Assessor's map number 20-15-19057-0005, Parcel # 956001.

Total Project Size:	1.27
Number of Lots:	24; averaging 1,719 Sq. ft. 1 access and 3 open space tracts
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, and a golf course (all within Suncadia Master Plan Resort)

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

East: 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 Big Hill Drive.

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 was submitted to Community Development Services on September 25, 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 November 5, 2018.
6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with the 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 critical areas on the subject parcel. 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 no public comments were received. These comments are included in the index file for review.
13. The Talisman Townhomes 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 Community Development Services on December 3, 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 September 25, 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. 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. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
12. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
13. Roadway design shall include plan and profile drawings meeting design parameters detailed in "Table 1 – MountainStar Roadway Design Criteria"; Exhibit J – Development Standards and Design Guidelines for MountainStar Master Planned Resort December 2, 2008. Specifically, Loop road requirements.
14. 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.
15. 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.
16. Water system design requirements shall be consistent with requirements presented in Exhibit J- Development Standards and Design Guidelines for MountainStar Master Planned Resort December 2, 2008; Section 6. An accounting of equivalent residential unit allocation serving Talisman shall be provided with final water system plan submittal.
17. System design requirements shall be consistent with requirements presented in Exhibit J- Development Standards and Design Guidelines for MountainStar Master Planned Resort December 2, 2008; Section 6.
18. Drainage plans shall be consistent with the "Master Drainage Plan, MountainStar Master Planned


Resort," April 1999 (Rev. July 1999).

- 19. Driveway culverts shall be a minimum 12 inches in diameter.
- 20. An accounting of equivalent residential unit allocation serving Talisman shall be provided with final wastewater plan submittal.
- 21. Best Management Practices will conform to the current edition of the Washington state Department of Ecology Storm Water Management Manual for Eastern Washington.
- 22. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 24 lots created by this subdivision.
- 23. An updated WFI (Water Facilities Inventory Form) shall be submitted to Washington State Department of Health Office of Drinking Water, upon construction of the townhomes.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Talisman Townhomes Preliminary Plat (LP-18-00003) 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.

DATED this 2nd day of January , 2019 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



, Chairman



, Vice-Chairman

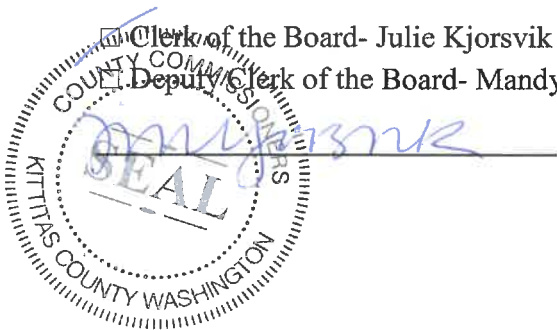


, Commissioner

ATTEST:

APPROVED AS TO FORM:

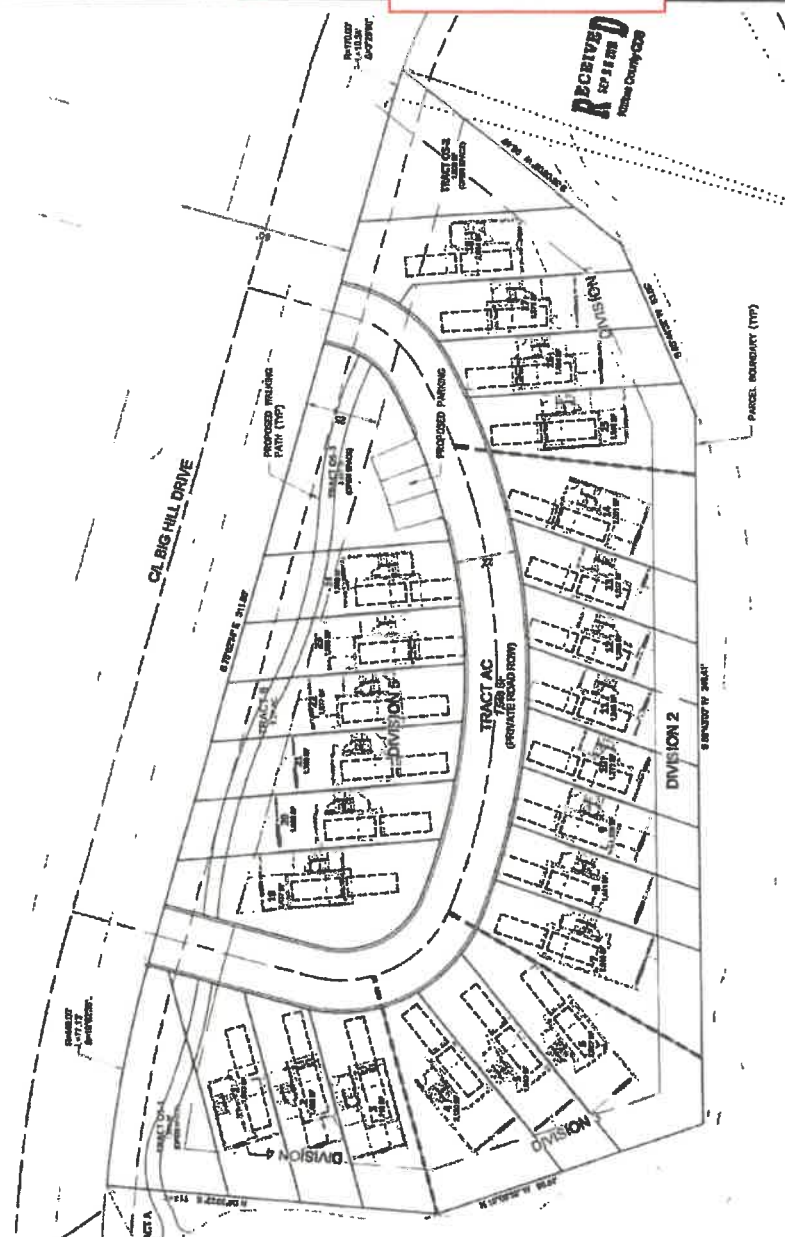
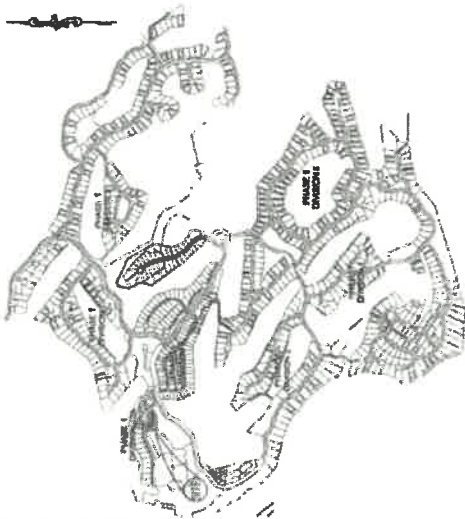
Clerk of the Board- Julie Kjorsvik
Deputy Clerk of the Board- Mandy Buchholz



Neil Caulkins, Deputy Prosecuting Attorney

Exhibit A

TRACT B, TALISMAN TOWNHOMES
 PTL. OF NW 1/4 OF THE SE 1/4 OF SECTION 18, T.20 N., R. 15 E., W.4.
 KITTITAS COUNTY, STATE OF WASHINGTON



CONCEPTUAL SITE PLAN
 SCALE: 1" = 20'

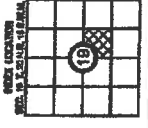
DESIGN SUMMARY	
LOTS	24
NUMBER OF LOTS	24
AVERAGE SIZE	1,250 sq ft
SMALLEST LOT	1,200 sq ft
LARGEST LOT	2,027 sq ft
ACCESS ROAD	
WIDTH	23 FT
APPROXIMATE LENGTH	345 FT
RIGHT-OF-WAY	
RIGHT-OF-WAY WIDTH	40 FT

LAND USE INTENSITY:
 SINGLE FAMILY LOTS = 0.65 ACRES
 PAVED ROADS = 0.17 ACRES
 PAVED PARKING AREAS = 0.11 ACRES
 OPEN SPACE = 0.14 ACRES
 TOTAL AREA = 1.27 ACRES

PROJECT TEAM:
 TALISMAN TOWNHOMES, LLC
 TACOMA, WA 98403
 PHONE: 253-831-1234

ENGINEER/SURVEYOR:
 CHUCKASS ENGINEERING & SURVEYING
 1000 1/2 AVENUE
 OLYMPIA, WA 98513
 PHONE: 360-338-7425
 FAX: 360-338-7410

DRAWN AND CHECKED BY:
 SEE THE TITLE BLOCK FOR THE DESIGNER'S SIGNATURE



TRACT B, TALISMAN TOWNHOMES
 PTN. OF NW 1/4 OF THE SE 1/4 OF SECTION 19, T.20N., R. 18E., W.11
 OTTAWA COUNTY, STATE OF WASHINGTON

DATE	DESCRIPTION

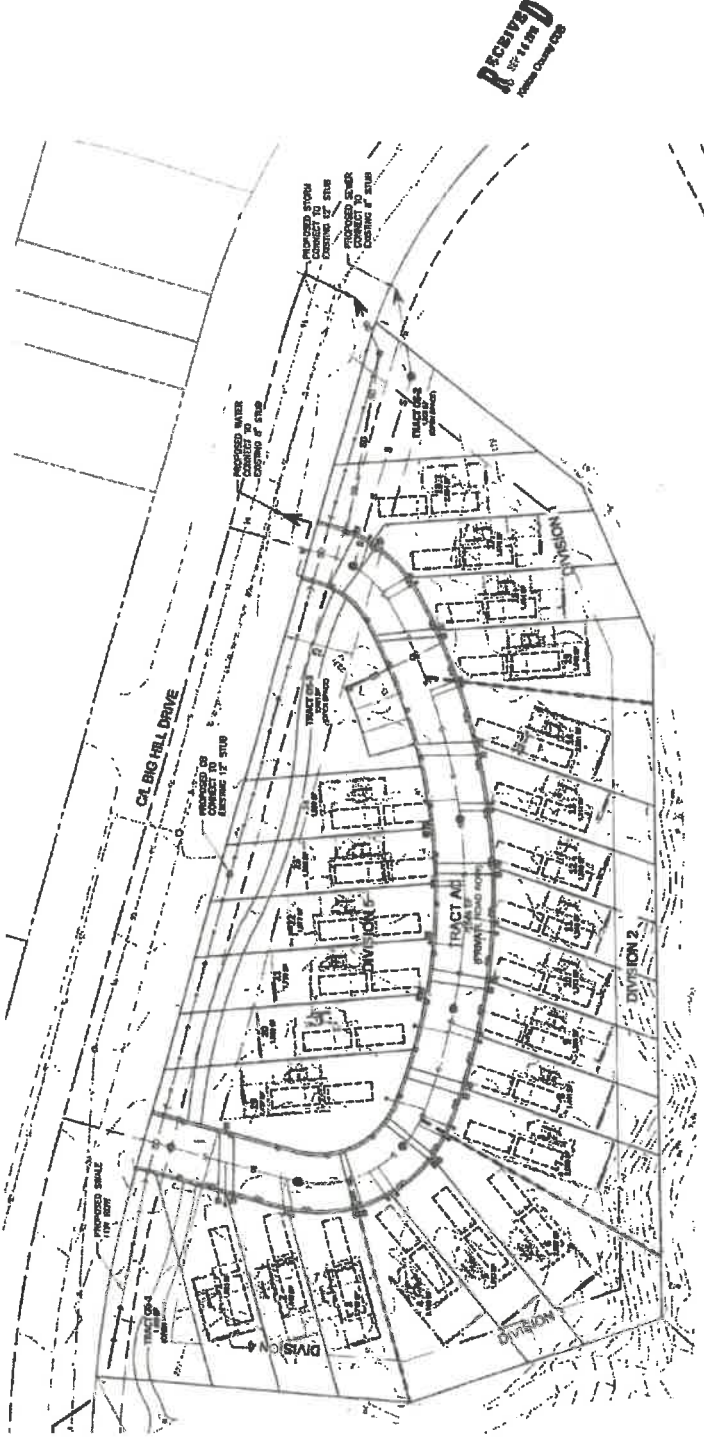


TALISMAN TOWNHOMES, LLC
 TALISMAN TOWNHOMES, LLC
 PRELIMINARY PLAT SUBMITTAL

Encompass
 ENGINEERING & SURVEYING
 105 NE Maple Street, Ste. 200, Vancouver, WA 98660-4239 • (509) 575-0200 • Fax (509) 575-1800
 407 S. Main Street, Ste. 200, Portland, OR 97204 • (503) 251-1111 • Fax (503) 251-1112

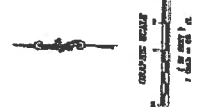
DATE	DESCRIPTION

SHEET C2.0



CONCEPTUAL UTILITIES PLAN
 SCALE: 1" = 20'

- LEGEND**
- PROPOSED STORM CENTERLINE
 - PROPOSED STORM MAIN
 - PROPOSED STORM MANHOLE
 - PROPOSED WATER CENTERLINE
 - PROPOSED WATER MAIN
 - PROPOSED WATER MANHOLE
 - PROPOSED SEWER CENTERLINE
 - PROPOSED SEWER MAIN
 - PROPOSED SEWER MANHOLE
 - PROPOSED GAS CENTERLINE
 - PROPOSED GAS MAIN
 - PROPOSED GAS MANHOLE
 - EXISTING WATER CENTERLINE
 - EXISTING WATER MAIN
 - EXISTING WATER MANHOLE



DATE	DESCRIPTION

