

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

**PRELIMINARY PLAT APPROVAL
SUNCADIA PH. 2 DIV. 7 PRELIMINARY PLAT (LP-24-00003)**

RESOLUTION

NO. 2024 - _____

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 October 15, 2024, for the purpose of considering a preliminary plat known as the Suncadia Phase 2 Division 7 Preliminary Plat and described as follows:

24 detached residential lot plat with associated roadways on approximately 5.62 acres of land that is zoned Master Planned Resort. The proposed lots range in size from .33to .46 acres.

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 October 15, 2024 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 2 Division 7 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. Lathen Wedin, authorized agent for Suncadia Resort, LLC, landowner, submitted an application for a 14-lot re-plat into 24 total lots on approximately 5.62 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.33 to 0.46 acres.
2. Site Information: The subject property is located in a portion of SEC. 13, TWP. 20 N., RGE. 14 E.; Parcel Numbers 963350, 963349, 963348, 963347, 963346, 963345, 963344, 963343, 963342, 963341, 963340, 963339, 963338, 963337, Assessor's Map numbers 20-14-13052-0089, -0090, -0091, -0092, -0093, -0094, -0095, -0096, -0097, -0098, -0099, -0100, -0101, -0102.

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:	5.62 Acres
Number of Lots:	24; ranging in size from 0.33 to 0.46 acres
Domestic Water:	Existing Group A Water System
Sewage Disposal:	Existing Community Sewer System
Fire Protection:	Fire District 7
Irrigation District:	N/A

Site Characteristics:

North:	Undeveloped small lots within a Master Planned Resort zoning designation.
South:	Undeveloped small lots within a Master Planned Resort zoning designation. The Cle Elum River lies in this direction.
East:	Undeveloped small lots within a Master Planned Resort zoning designation.
West:	Undeveloped small lots within a Master Planned Resort zoning designation.

Access: Primary access to the site will be provided by Wanawish Loop via Swiftwater Drive, both private roads.

5. A long plat application, and site development plan application was submitted to Community Development Services on June 4, 2024. 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 July 2, 2024.
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. These comments are included in this report.

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.

Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated June 4, 2024 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. 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 design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.
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 Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.
15. The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. Applicant shall also provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
16. Applicant shall provide survey corrections for the final long plat: Controlling corners will need to be shown. As a minimum, corners between new division lines shall be set and shown on the face of the plat. Wanawish Loop shall be identified as being a "Private 40" Paved ROW.
17. The applicant shall adhere to the conditions outlined in the Master Planned Resort conditions of approval, specifically condition C-17 Monitoring Program.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 2 Division 7 Preliminary Plat (LP-24-00003) 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 (See Exhibit A).

DATED this _____ day of _____, 2024 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

Brett Wachsmith, Chairman

Laura Osiadacz, Vice-Chairman

Cory Wright, Commissioner

ATTEST:

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

Attorney

APPROVED AS TO FORM:

Stephanie Hartung, Deputy Prosecuting

Exhibit “A”

[illegible]