

Suncadia Phase 2 Division 7 Final Plat Compliance Document (LP-22-00001) - Resolution No. 2022-114

Kittitas County CDS

Preliminary Approval Condition(s)	Applicant Response	Staff Review
1. The project shall proceed in substantial conformance with the plans and application materials on file dated January 26, 2022 except as amended by the conditions herein.	Final plat is in substantial conformance with what was submitted.	
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.	Acknowledged and will be complied with.	
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.	Acknowledged and will be complied with.	
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.	Acknowledged.	
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.	Closures are included in the plat submittal documents.	
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.	Acknowledged and plat is in conformance.	
7. The Final Plan shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.	Contact information is provided for the surveyor signing this plat.	
8. All development, design, and construction shall comply with all applicable laws as defined in the Development Agreement.	Acknowledged and will be complied with.	
9. A private road is required to 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.	The private road name of Wanawish Lane was applied for and has been approved by the county.	
10. The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.	Acknowledged and will be complied with.	
11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.	Acknowledged. Plans are currently under review by the county.	

<p>12. The applicant shall provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.</p>	<p>Acknowledged. Plans are currently under review by the county.</p>	
<p>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.</p>	<p>Acknowledged and will be complied with.</p>	
<p>14. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.</p>	<p>Acknowledged and will be complied with. Cultural resources exist in Tract OS-4.</p>	
<p>15. Exiting traffic from Suncadia Resort will be allowed (via automation) to access State Highway 903 24 hours per day, seven days per week. The gated access at Swiftwater Drive and State Highway 903 will remain in the open position from 7 AM to 7 PM five days per week and 9 AM to 5 PM Saturdays; allowing all construction related traffic to enter the resort. Suncadia Resort and the County will work towards removing the gated access at Swiftwater Drive and Highway 903 at some future date; based on future land use buildout conditions.</p>	<p>Acknowledged and will be complied with.</p>	