

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

**PRELIMINARY PLAT APPROVAL
SUNCADIA PH. 2 DIV. 8 PRELIMINARY PLAT (LP-22-00005)**

RESOLUTION

NO. 2023 - 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 January 3, 2023, for the purpose of considering a preliminary plat known as the Suncadia Phase 2 Division 8 Preliminary Plat and described as follows:

72 detached residential lot (primarily second or vacation homes) plat with associated roadways, a clubhouse and pool amenity, as well as an open space and service tracts on approximately 290.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 8,400 to 38,000 square feet.

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 January 3, 2023 at 2:00 pm in the Commissioners Auditorium; and

WHEREAS, members of the public were given opportunity to provide testimony; and

WHEREAS, the Board remanded the resolution back to staff to work with Suncadia on a recommendation for language on how to regulate dust and pollution complaints created by construction vehicles; and

WHEREAS, the Board of County Commissioner's continued the public hearing with an open record to Friday, January 6, 2023 at 3:00 pm; and

WHEREAS, the continued open record hearing was held by the Kittitas County Board of County Commissioners on January 6, 2023 at 3:00 pm, for the purpose of considering the preliminary plat with amended conditions; and

WHEREAS, members of the public were given opportunity to provide testimony on the remanded item; and

WHEREAS, the motion for approval of the Suncadia Phase 2 Division 8 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. Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 72 detached residential lot (primarily second or vacation homes) plat with associated roadways, a clubhouse and pool amenity, as well as an open space and service tracts on approximately 290.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 8,400 to 38,000 square feet. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 8.
2. Site Information: The subject property is located in Section 11, 13 and 14, Township. 20, Range. 14; Parcel Numbers 770236, 11894, 16198, 770236, 11839, 11840, 11841, 11842, 16210, 962679, 962676, Assessor’s Map numbers 20-14-11000-0004, -0006, -0014, and -0015, 20-14-14000-0005, -0006, -0007, -0008, and -0013, 20-14-13052-0213 and -0216.
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:	290.3 Acres
Number of Lots:	72; ranging in size from 8,400 to 38,000 square feet
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North:	Wooded areas (all within Suncadia Master Plan Resort)
South:	Cle Elum River, Residential Development and wooded areas (all within Suncadia Master Plan Resort)
East:	Residential development (both outside and within Suncadia Master Plan Resort)
West:	Wenatchee National Forest, Cle Elum River and Undeveloped Wooded areas (both outside and within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Swiftwater Drive.

5. A long plat application, and site development plan application was submitted to Community Development Services on September 9, 2022. 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 October 20, 2022.

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 and the public. These comments are included in the index file for review.
13. Site Development Plan Approval was granted via letter from the Community Development Services Director on December 12, 2022, in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

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 September 9, 2022 and subsequent information included in the complete file index 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 including those provisions expressed in the Transfer Agreement dated July 6, 2021. 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 stormwater design calculations for treatment and disposal areas. If unitizing an existing system, please provide an accounting affirming sufficient capacity prior to final plat approval.
13. The applicant shall provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
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.

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.


15. Prior to Final Plat approval the applicant shall submit an updated report detailing what monitoring has been completed in regard to the Traffic Monitoring Plan process.
16. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement.
17. Any complaints regarding this plat or work being done thereon should be directed to Suncadia Development at (509) 649-6000 or SuncadiaDevelopment@Suncadia.com. The availability of this complaint number shall be distributed throughout the resort by the means Suncadia determines most efficacious. Received complaints shall be forwarded to Suncadia LLC as well as Kittitas County Public Works. Should Suncadia LLC fail to take remedial action regarding complaints pursuant to its contract with the contractors regarding compliance with 'Special Provisions', Public Works will enforce the conditions pursuant to its authority under the Restated Development Agreement and charge its actual costs to Suncadia LLC. The instances where Public Works has to enforce due to the enforcement failure of Suncadia LLC shall be considered instances of non-compliance with preliminary plat conditions and will jeopardize final plat approval. A record of complaints and associated remediation shall be kept and submitted to Kittitas County as part of final plat submission.

As part of construction of Division 8 and future developments, Suncadia will enforce all requirements of the Development Agreement, and specifically Section B-44, Exhibit F-1 regarding covering truck loads transporting dusty materials, washing truck wheels, and implementing a program and schedule for road sweeping. The program and schedule for road sweeping, and development complaint log, will be submitted to Kittitas County prior to the final plat approval. The requirements requiring covering truck loads transporting dusty materials and washing truck wheels will be included in construction contracts.”

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 2 Division 8 Preliminary Plat (LP-22-00005) 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 10th day of January, 2023 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

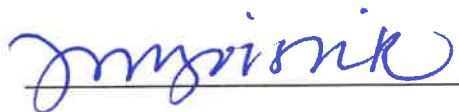

Cory Wright, Chairman


Brett Wachsmith, Vice-Chairman


Laura Osiadacz, Commissioner

APPROVED AS TO FORM:

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



Neil Caulkins, Deputy Prosecuting Attorney



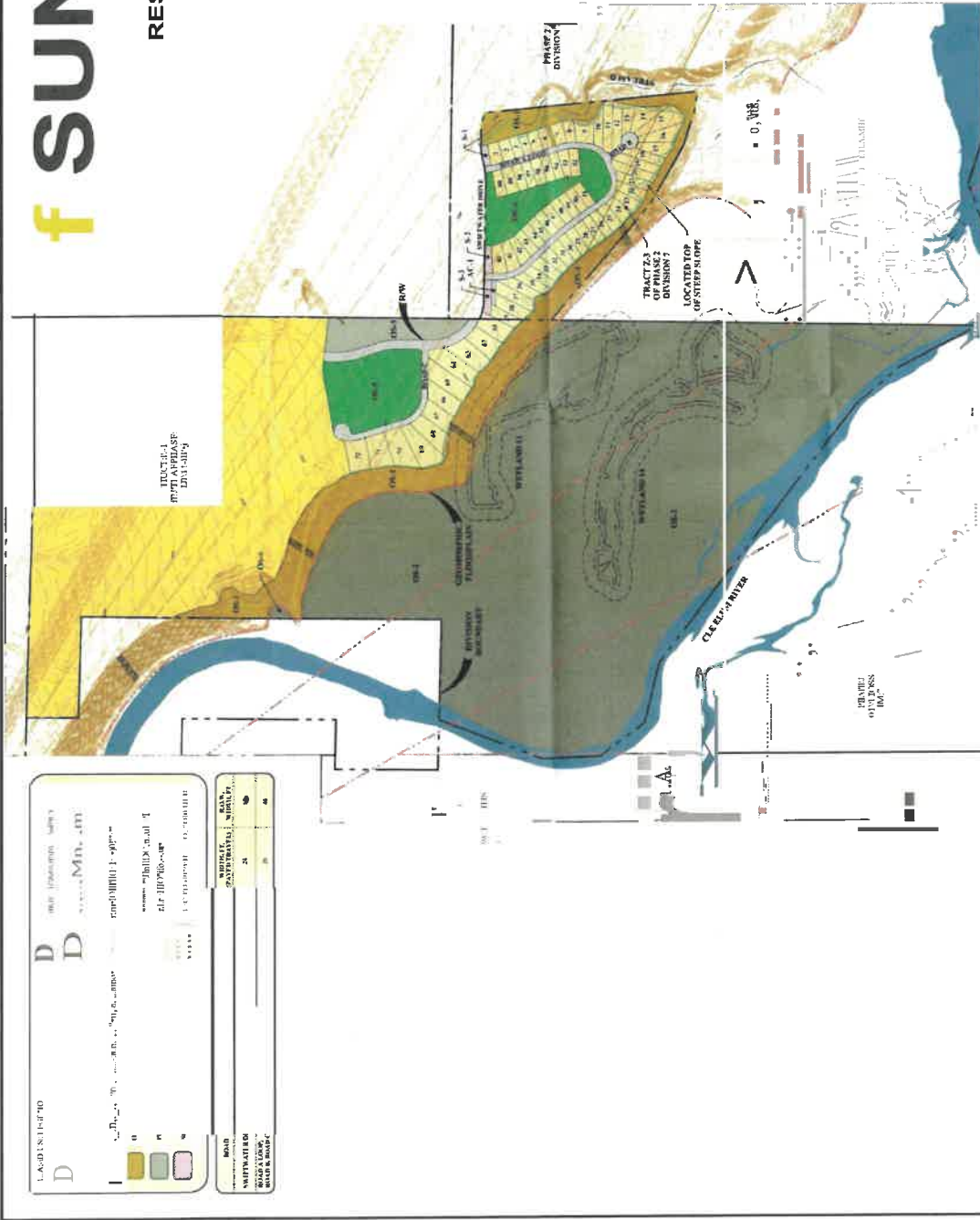
Exhibit “A”

f SUNCADIA

RESORT, COMMUNITY, LEGACY



SCALE: 1" = 300'



Site Development Plan Phase 2 Division 8

September 9, 2022