

**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 - _____

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

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. Compass 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 _____ day of _____, 2018 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Laura Osiadacz, 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:

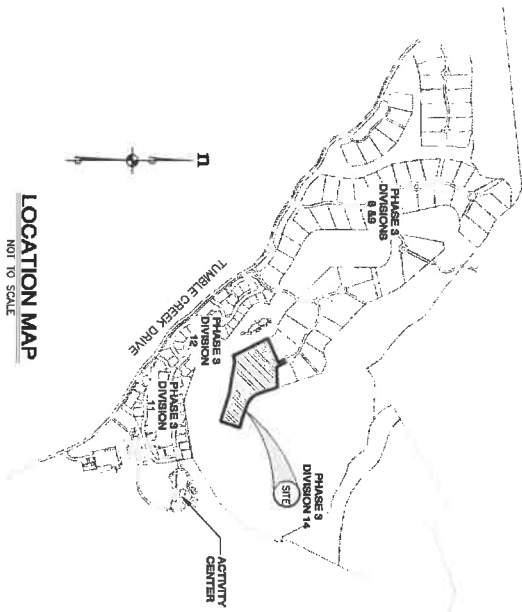
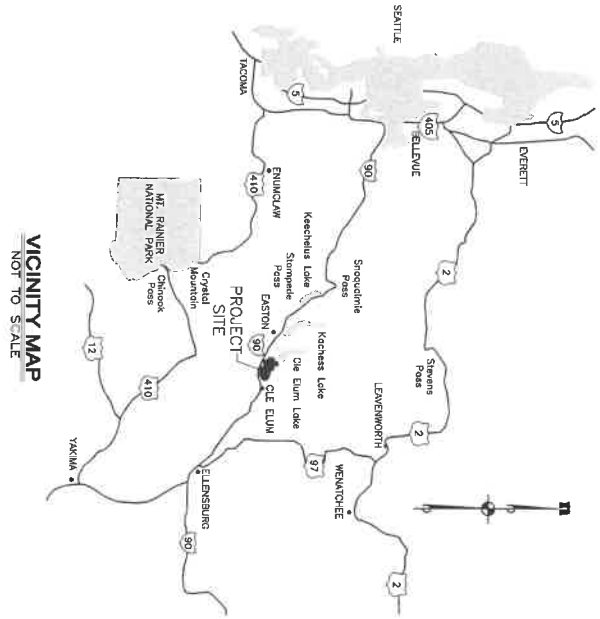
Neil Caulkins, Deputy Prosecuting Attorney

Exhibit A

Plotted: 3/16/2018 10:45 AM

File: \\esmc\engr\esmc-jobs\998\722\017\p-plot\Plots\PP-01.dwg

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



BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
 PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID S00882) AND "US88" (PID S0089). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED MEASURE SCALE FACTOR OF 0.999970387.
 BASIS OF VERTICAL DATUM:
 NAVD 29
 BENCH MARK: DISK L 625, 1882, LOGO MARK - NGS NAVD 28 ELEVATION = 2026.05 LOCATION: BENCH MARK ON THE NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.

OWNER

NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
 770 SUNCADIA TRAIL
 WASHINGTON, WASHINGTON 98922
 TELEPHONE (206) 844-3000
 FACSIMILE (206) 849-8225

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.31 ACRES TO 0.79 ACRES.
 TOTAL ACREAGE PHASE 3, DIVISION 14 = 6.97 ACRES
 TOTAL LOT ACREAGE = 5.51 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 SUBDIVISION RECORDED
 AND FILED IN BOOK OF SURVEY'S PAGES 7
 COUNTY, STATE OF WASHINGTON, BEING TRACT 2-1 AND A PORTION OF TRACT G-1, PLAT OF
 "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)" AUDITOR'S FILE NO. 200906220001,
 BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS
 COUNTY, STATE OF WASHINGTON.

TAX PARCEL NO.

20-14-14050-0021

NEW SUNCADIA LLC

SUNCADIA PHASE 3 DIVISION 14

KITITAS COUNTY

PRELIMINARY PLAT

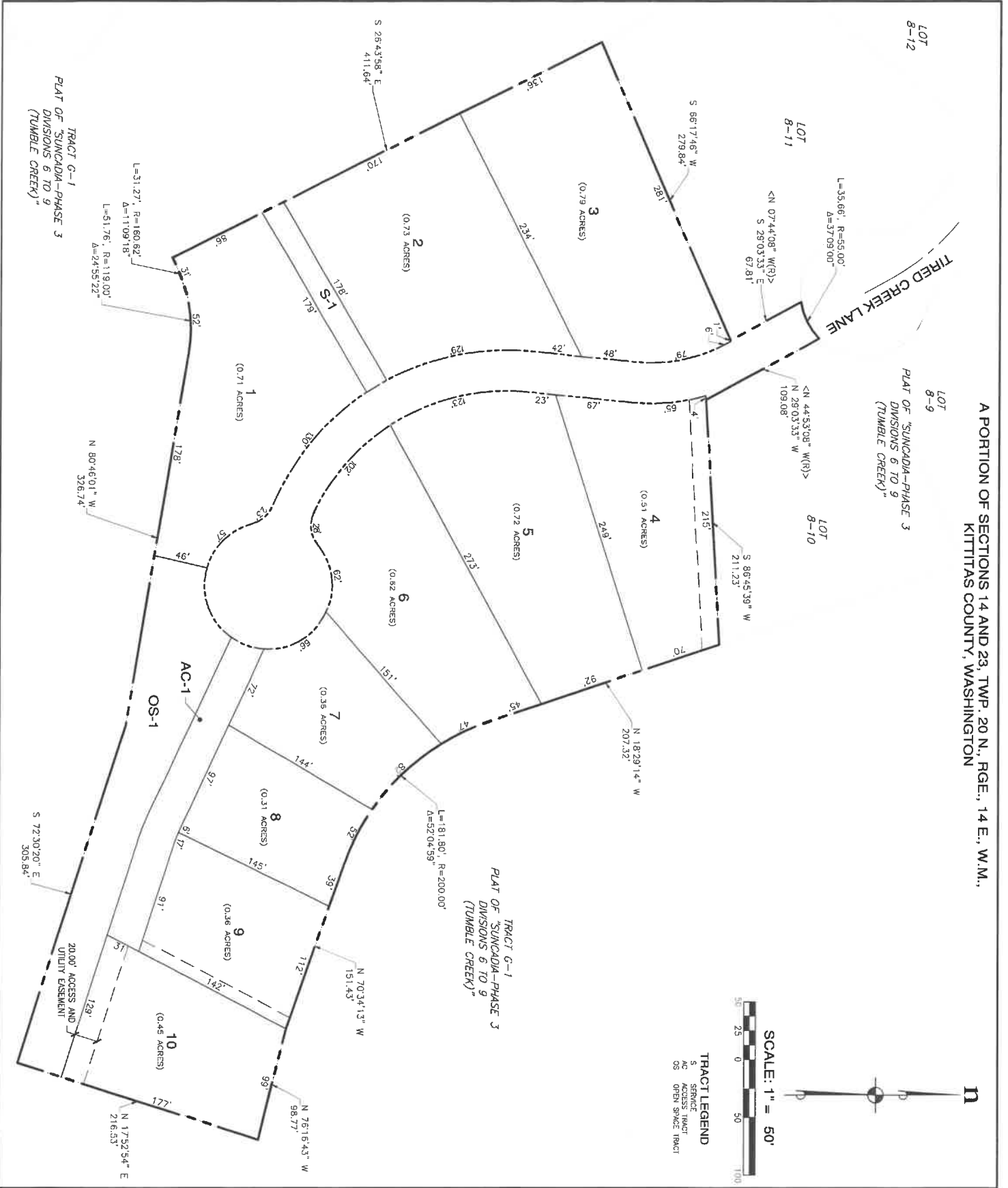
WASHINGTON

CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcivil.com
 Civil Engineering | Land Surveying | Land Planning
 Public Works | Project Management | Landscape Architecture

NO.	DESCRIPTION	DATE	BY

JOB NO.: 988-722-017
 DWG. NAME: PP-01
 DESIGNED BY: JLN
 DRAWN BY: LRS
 CHECKED BY:
 DATE: 02/18/2018
 PRINT DATE:
 SHEET
PP-01

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



LOT 8-12

LOT 8-11

LOT 8-9

LOT 8-10

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

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

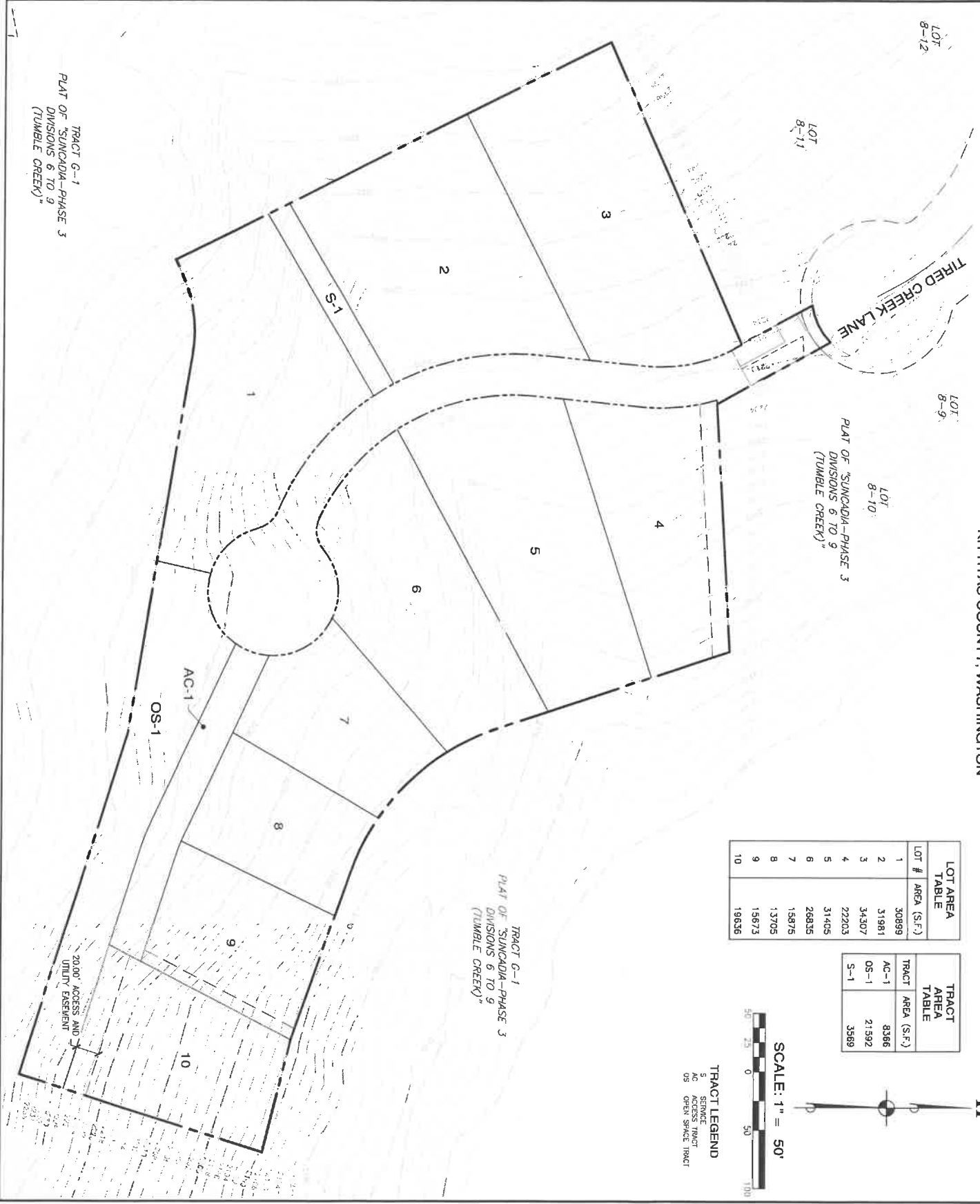
TRACT G-1
PLAT OF "SUNCADIA-PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"

SCALE: 1" = 50'
0 25 50 100

TRACT LEGEND
S SERVICE TRACT
AC ACCESS TRACT
OS OPEN SPACE TRACT


<p>NEW SUNCADIA LLC</p> <p>SUNCADIA PHASE 3 DIVISION 14</p> <p>KITITAS COUNTY PRELIMINARY PLAT WASHINGTON</p>		<p>ESM CONSULTING ENGINEERS, LLC 35400 8th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Land Surveying Public Works Project Management Land Planning Landscape Architecture</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE															
<p>JOB NO.: 988-22-001</p> <p>DWG. NAME: PP-02</p> <p>DESIGNED BY: SM</p> <p>DRAWN BY: LSA</p> <p>PROJECT NO.: 02/19/2018</p> <p>DATE PLOTTED: 7/17/2018</p> <p>DRAWN BY:</p>	<p>PP-02</p>																

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




LOT #	AREA (S.F.)
1	30899
2	31981
3	34307
4	22203
5	31405
6	26835
7	15875
8	13705
9	15673
10	19636

TRACT	AREA (S.F.)
AC-1	8366
OS-1	21592
S-1	3569



SCALE: 1" = 50'



TRACT LEGEND
 S SERVICE TRACT
 AC ACCESS TRACT
 OS OPEN SPACE TRACT

<p>NEW SUNCADIA LLC</p> <p>SUNCADIA PHASE 3 DIVISION 14</p> <p>KITITAS COUNTY PRELIMINARY PLAT WASHINGTON</p>	<p>ESM CONSULTING ENGINEERS, LLC 35400 8th Ave S, Suite 505 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Land Surveying Land Planning Public Works Project Management Landscape Architecture</p>	<table border="1" style="width: 100%;"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE									
NO.	REVISIONS	DATE												
<p>JOB NO.: 98-72-017</p> <p>DWG. NAME: PP-03</p> <p>DESIGNED BY: JH</p> <p>DRAWN BY: LGB</p> <p>CHECKED BY: LGB</p> <p>DATE: 07/9/2018</p> <p>PRINT DATE:</p> <p>SHEET</p>	<p>PP-03</p>													