

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

**PRELIMINARY PLAT APPROVAL
SUNCADIA PHASE 2 DIVISION 5 PRELIMINARY PLAT (LP-19-00001)**

RESOLUTION

NO. 2019 - _____

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 May 7, 2019 for the purpose of considering a preliminary plat known as the Suncadia Phase 2 Division 5 Preliminary Plat and described as follows:

A 64 detached residential lot plat with community open space tracts on approximately 41.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.37 acres to 0.57 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, 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 May 7, 2019 at 2pm in the Commissioners Auditorium; and

WHEREAS, members of the public were in attendance to provide 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 64 detached residential lot plat with community open space tracts on approximately 41.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.37 acres to 0.57 acres.
2. Site Information:

The subject property is located in the Suncadia Master Planned Resort located off of Swiftwater Drive, Cle Elum, WA 98922. Section 18, T20N, R15E, WM, in Kittitas County Assessor's map numbers: 20-15-18053-0054, 20-15-18053-0072, and 20-15-18053-0073. Parcel numbers 960536, 960518, and 960537.

Total Project Size:	41.3 acres
Number of Lots:	64; ranging in size from 0.37 acres to 0.57 acres
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7, Fire District 6
Irrigation District:	None

Site Characteristics:

North: Undeveloped area abutting Swiftwater Drive (all within Suncadia Master Plan Resort)
South: Wooded, undeveloped (all within Suncadia Master Plan Resort)
East: Wooded, undeveloped (all within Suncadia Master Plan Resort)
West: Wooded, undeveloped (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Swiftwater Drive with secondary access via Kokanee Loop.

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 and site development plan was submitted to Community Development Services on January 25, 2019. 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 February 20, 2019. Notification was also sent to all property owners within 500 feet of adjoining Suncadia properties.
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 that although critical areas exist on the parcel, the project as proposed will observe all necessary setbacks.
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 Subdivision Code for Preliminary Plats.
10. All roads are required to meet all Kittitas County Road Standards as outlined in the Development Agreement.
11. Comments were received from various agencies and are included in the index file for review. Public comments are also in the index file for review.
12. The Phase 2 Division 5 project is served by the Suncadia Water Company, a Group A water system regulated by the Washington State Department of Health (DOH).
13. Site Development Plan Approval was granted via letter from the Planner of Record on April 16, 2019 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 January 25, 2019 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.
8. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 64 lots created by this subdivision.
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. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.
12. 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.
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.
14. The following items are required for review by Public Works prior to final approval:
 - a) Profile views of Kokanee Loop and Kokanee Circle
 - b) Horizontal curve data for Kokanee Loop and Kokanee Circle
 - c) Radius data for all intersections.
 - d) Right of way width on all roadway plan views.
 - e) The supplied plan does not provide sufficient detail for substantive utility review.
 - f) The biofiltration swale depicted on lot S-4 appears to be situated immediately up-gradient of a steep slope area. Please affirm that no slope instability is anticipated as a result of the biofiltration area on lot OS-4 is also close to the top of slope. Please confirm that no bank instability is likely to result from the location of the dispersion areas.
 - g) Please provide design calculations for all treatment and disposal areas.
 - h) Please provide disposal rate assumptions supporting all design calculations.
 - i) Please see comments above regarding slope stability concerns.
 - j) Please provide an inventory of equivalent residential units (or the accounting method utilized in the Group A Water System Plan) affirming sufficient capacity serving the plat.
 - k) Please provide an inventory of equivalent residential units (or the accounting method utilized in the General Sewage Plan affirming sufficient capacity serving the plat. Also,

please affirm sufficient capacity in pump station Complex # 16 River Ridge pump station.

- l) Sheets PP-1 through PP-5 shall be stamped by a licensed surveyor. Please see KCC 16.24.0210 for survey requirements. Kokanee Loop and Kokanee Circle should show the 60' width and identify if the intent is a dedicated right of way or an easement.

- 15. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-752 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such a parcel is identified with a 911 address. Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 2 Division 5 Preliminary Plat (LP-19-00001) 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 _____, 2019 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Cory Wright, Chairman

Brett Wachsmith, Vice-Chairman

Laura Osiadacz, 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"

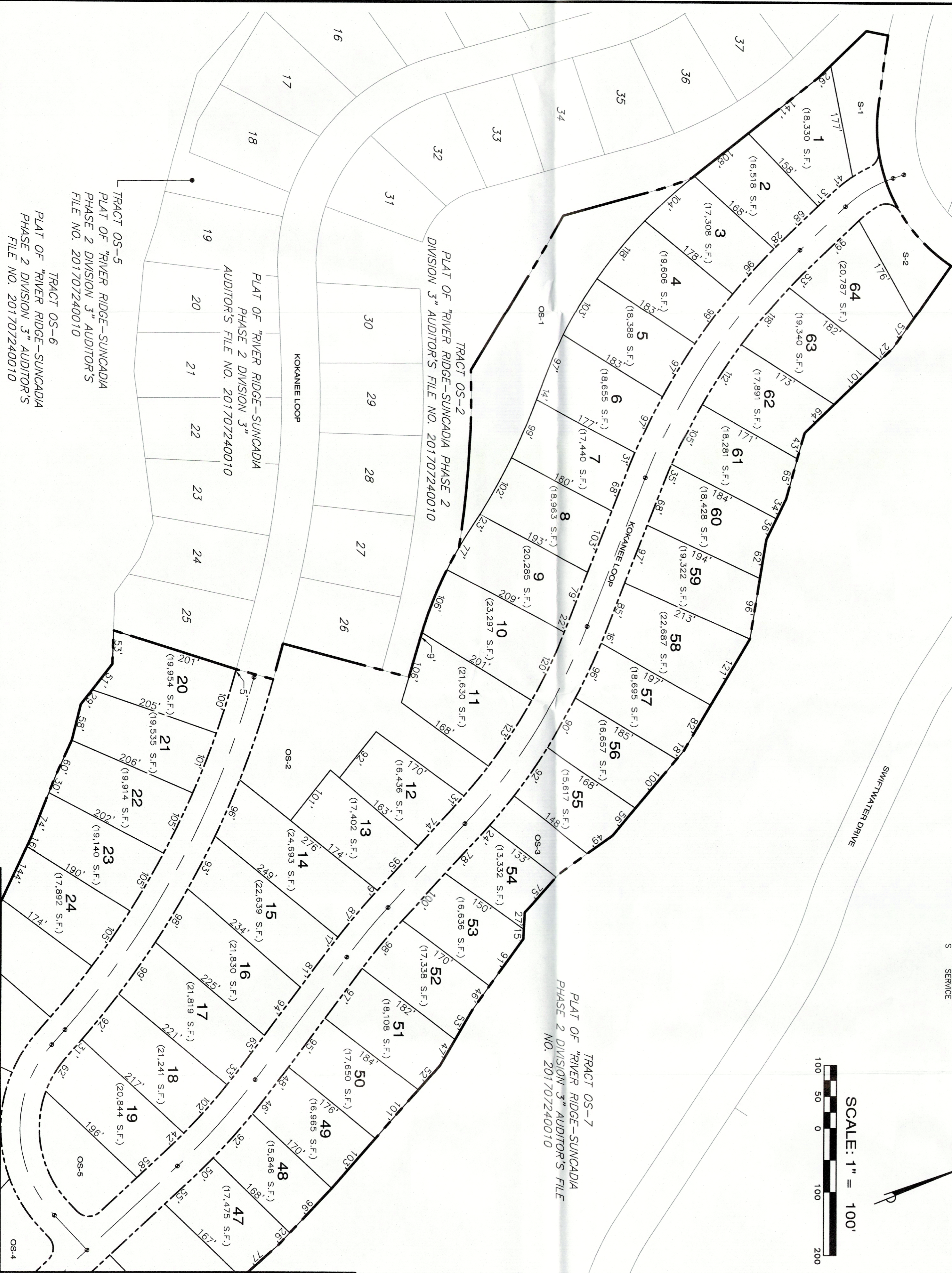
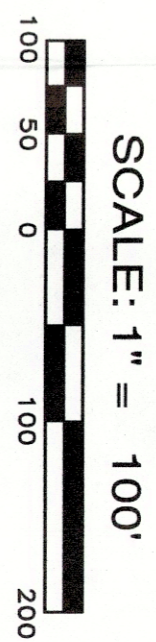
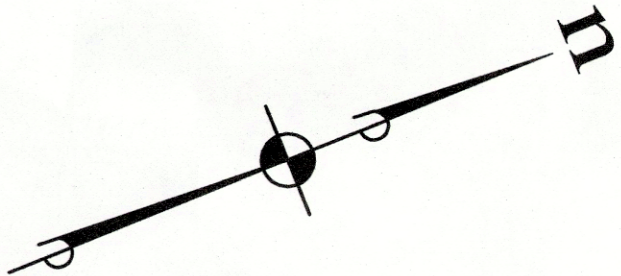
Map is in the pdf version of this document.

A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

TRACT Z-4
PLAT OF "RIVER
RIDGE-SUNCADIA PHASE 2
DIVISION 3" AUDITOR'S FILE
NO. 201707240010

TRACT Z-3
PLAT OF "RIVER
RIDGE-SUNCADIA PHASE 2
DIVISION 3" AUDITOR'S FILE
NO. 201707240010

TRACT LEGEND
OS OPEN SPACE
S SERVICE

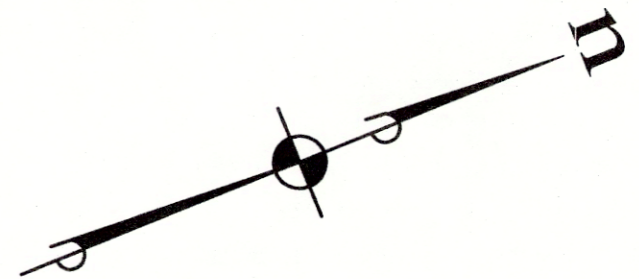
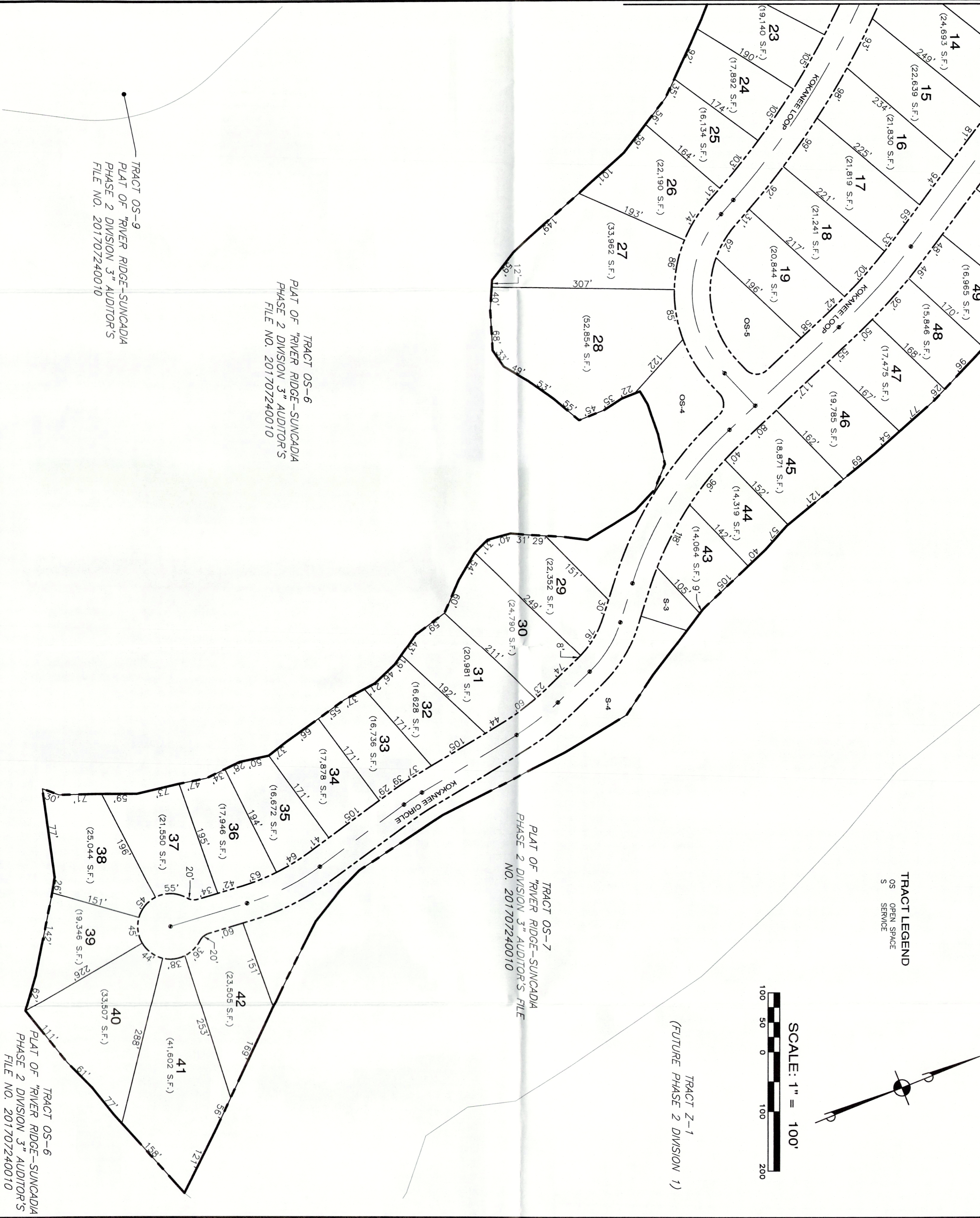


FOR CONTINUATION - SEE SHEET PP-03

<p>JOB NO.: 998-773-018 DWG. NAME: PP-02 DESIGNED BY: JH DRAWN BY: LGB CHECKED BY: DATE: 01/21/2019 PRINT DATE: SHEET</p>	<p>NEW SUNCADIA LLC</p> <p>SUNCADIA PHASE 2 DIVISION 5 (RIVER RIDGE II) PRELIMINARY PLAT</p> <p>KITITAS COUNTY WASHINGTON</p>	<p>ESM CONSULTING ENGINEERS LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Land Surveying Land Planning Public Works Project Management Landscape Architecture</p> <p>FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900</p>	<p>REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION/DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION/DATE	BY						
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FOR CONTINUATION - SEE SHEET PP-02

A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON



NEW SUNCADIA LLC SUNCADIA PHASE 2 DIVISION 5 (RIVER RIDGE II) PRELIMINARY PLAT WASHINGTON		ESM 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		REVISIONS <table border="1"> <tr><th>NO.</th><th>DESCRIPTION/DATE</th><th>BY</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	BY									
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