

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

**PRELIMINARY PLAT APPROVAL
SUNCADIA PHASE 3 DIVISIONS 15 & 16 PRELIMINARY PLAT (LP-19-00002)**

RESOLUTION

NO. 2019 - 144

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 September 3, 2019 for the purpose of considering a preliminary plat known as the Suncadia Phase 3 Divisions 15 & 16 Preliminary Plat and described as follows:

A 105 detached residential lot plat with access tracts, a lake amenity, open space tracts, and service tracts on approximately 293 acres of land. The proposed lots range in size from 0.40 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, 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 September 3, 2019 at 2pm in the Commissioners Auditorium; and

WHEREAS, no 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 105 detached residential lot plat with access tracts, a lake amenity, open space tracts, and service tracts on approximately 293 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 0.40 acres to 0.79 acres. Site Information:

The subject property is located in the Suncadia Master Planned Resort located off of Tumble Creek Drive, Cle Elum, WA 98922. Sections 13, 14, 15, & 23, Township 20 North, Range 14 East, WM, in Kittitas County. Current parcel numbers are 11833, 11836, 16212, 950052, 16207, 16206, 950054.

Total Project Size:	293
Number of Lots:	105; ranging in size from 0.40 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: Wooded undeveloped land and the 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: Wooded undeveloped land and the Cle Elum River (all within Suncadia Master Plan Resort)
West: Wooded undeveloped land (all within Suncadia Master Plan Resort)

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

2. The Comprehensive Plan designation is Rural Recreation.
3. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.
4. A long plat application, and site development plan application was submitted to Community Development Services on March 1, 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 adjoining ownership properties. The notice of application was noticed in the local county paper of record on July 10, 2019.
5. 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.
6. 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.
7. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.
8. This proposal is consistent with the Kittitas County Critical Areas Code 17A.
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 members of the public. These comments are included in the index file for review.
12. Site Development Plan Approval was granted via letter from the Planning Official on August 27, 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. 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.

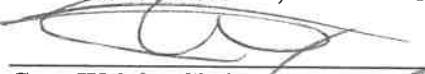
1. The project shall proceed in substantial conformance with the plans and application materials on file dated May 24th, 2019 and revised information submitted on August 13, 2019 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state 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 on all sheets.

8. All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.
9. New Private Road Names will be required to complete a private road naming application prior to final approval.
10. 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.
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. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 105 lots created by this subdivision.
15. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement. Please see index #35 of the index file for this proposal (LP-19-00002).

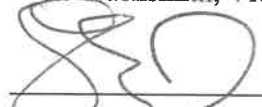
NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Phase 3 Divisions 15 & 16 Preliminary Plat (LP-19-00002) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this _____ day of _____, 2019 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITIAS COUNTY, WASHINGTON

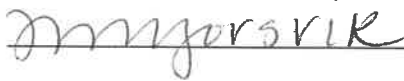

Cory Wright, Chairman


Brett Wachsmith, Vice-Chairman


Laura Osiadacz, Commissioner



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



APPROVED AS TO FORM:

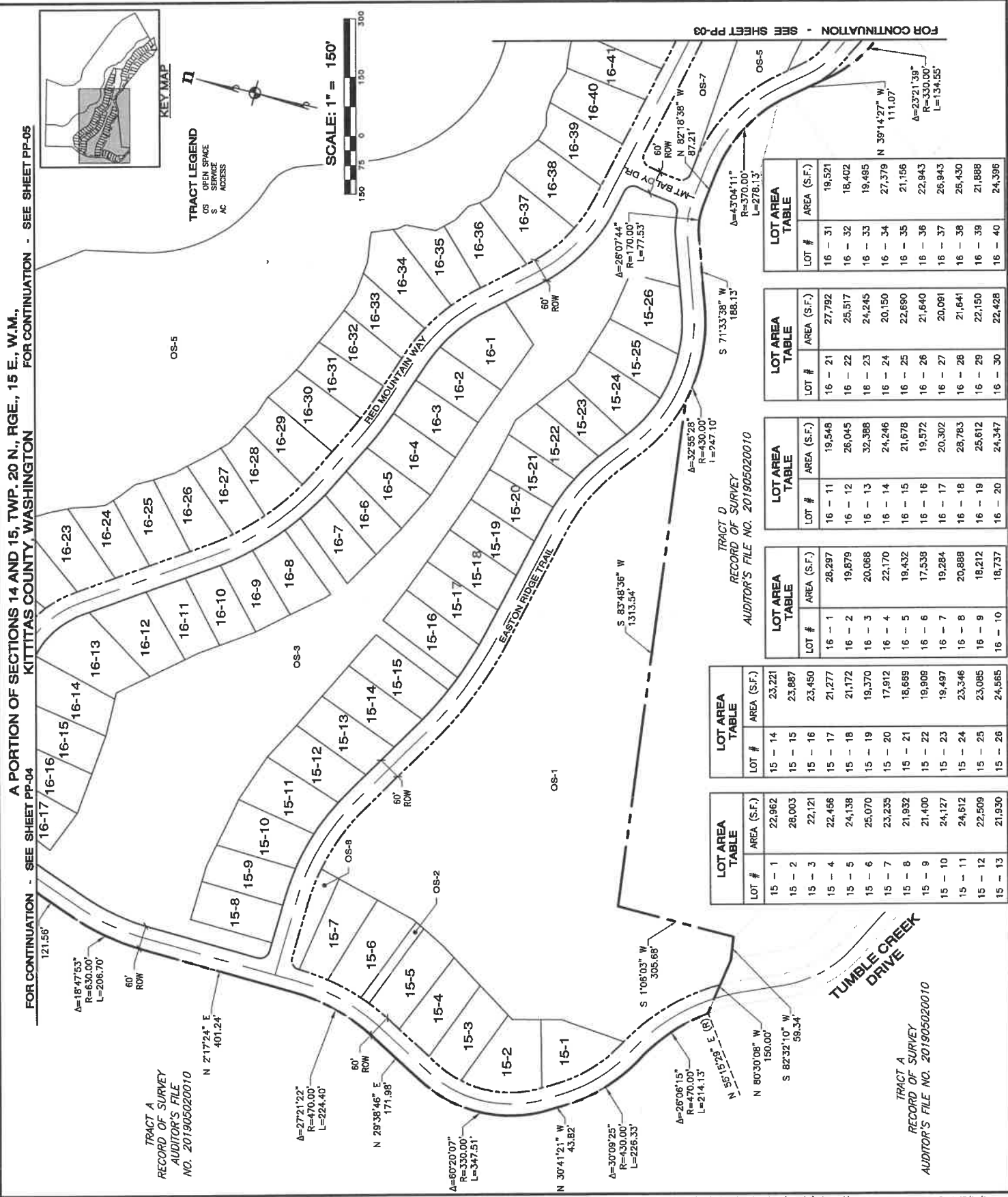
Neil Caulkins, Deputy Prosecuting Attorney

Exhibit “A”

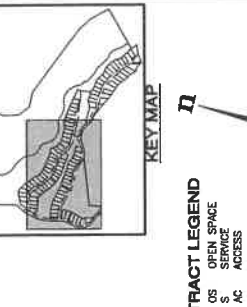


CONSULTING ENGINEERS, LLC
 Federal Way, VA 20003
 3800 Old Forge Road, Suite 200
 www.cemcivl.com
 Civil Engineering | Land Management | Land Planning
 Public Works | Project Management | Landscape Architecture

NEW SUNCADIA LLC
 PRELIMINARY PLAT
 SUNCADIA PHASE 3 DIVISIONS 15 & 16
 KITTITAS COUNTY
 JOB NO.: 888-765-017
 DATE: 06/12/2019
 DRAWING BY: JAR
 CHECKED BY: JAR
 DATE: 06/12/2019
 SHEET: **PP-02**
 2 OF 9 SHEETS



FOR CONTINUATION - SEE SHEET PP-04
 A PORTION OF SECTIONS 14 AND 15, TWP. 20 N., RGE., 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON
 FOR CONTINUATION - SEE SHEET PP-05



TRACT LEGEND
 OS OPEN SPACE
 S SERVICE
 AC ADDRESS

SCALE: 1" = 150'

FOR CONTINUATION - SEE SHEET PP-03

TRACT D
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 201905020010

TRACT A
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 201905020010

TRACT A
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 201905020010

TRACT A
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 201905020010

TRACT A
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 201905020010

LOT AREA TABLE	
LOT #	AREA (S.F.)
16 - 31	19,521
16 - 32	18,402
16 - 33	19,485
16 - 34	27,379
16 - 35	21,156
16 - 36	22,943
16 - 37	26,943
16 - 38	26,430
16 - 39	21,888
16 - 40	24,396

LOT AREA TABLE	
LOT #	AREA (S.F.)
16 - 21	27,792
16 - 22	25,517
16 - 23	24,245
16 - 24	20,150
16 - 25	22,690
16 - 26	21,640
16 - 27	20,091
16 - 28	21,641
16 - 29	22,150
16 - 30	22,428

LOT AREA TABLE	
LOT #	AREA (S.F.)
16 - 11	19,548
16 - 12	25,045
16 - 13	33,388
16 - 14	24,246
16 - 15	21,678
16 - 16	19,572
16 - 17	20,302
16 - 18	28,783
16 - 19	25,612
16 - 20	24,347

LOT AREA TABLE	
LOT #	AREA (S.F.)
16 - 1	28,297
16 - 2	19,879
16 - 3	20,068
16 - 4	22,170
16 - 5	19,432
16 - 6	17,538
16 - 7	19,284
16 - 8	20,888
16 - 9	19,212
16 - 10	18,737

LOT AREA TABLE	
LOT #	AREA (S.F.)
15 - 14	23,221
15 - 15	23,887
15 - 16	23,450
15 - 17	21,277
15 - 18	21,172
15 - 19	19,370
15 - 20	17,912
15 - 21	18,669
15 - 22	19,909
15 - 23	19,497
15 - 24	23,346
15 - 25	23,085
15 - 26	24,565

LOT AREA TABLE	
LOT #	AREA (S.F.)
15 - 1	22,962
15 - 2	28,003
15 - 3	22,121
15 - 4	22,456
15 - 5	24,138
15 - 6	25,070
15 - 7	23,235
15 - 8	21,932
15 - 9	21,400
15 - 10	24,127
15 - 11	24,612
15 - 12	22,509
15 - 13	21,930

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LOT #	AREA (S.F.)
15 - 1	22,962
15 - 2	28,003
15 - 3	22,121
15 - 4	22,456
15 - 5	24,138
15 - 6	25,070
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15 - 8	21,932
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15 - 9	21,400
15 - 10	24,127
15 - 11	24,612
15 - 12	22,509
15 - 13	21,930

A PORTION OF SECTIONS 14 AND 15, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

TRACT A
RECORD OF SURVEY
AUDITOR'S FILE
NO. 201905020010

UNPLATTED



TRACT LEGEND
DS OPEN SPACE
S SERVICE
AC ACCESS

S 88°45'38" E
2498.97'

N 1°06'03" E
1045.59'

$\Delta=20^{\circ}37'11''$
 $R=380.00'$
 $L=135.76'$

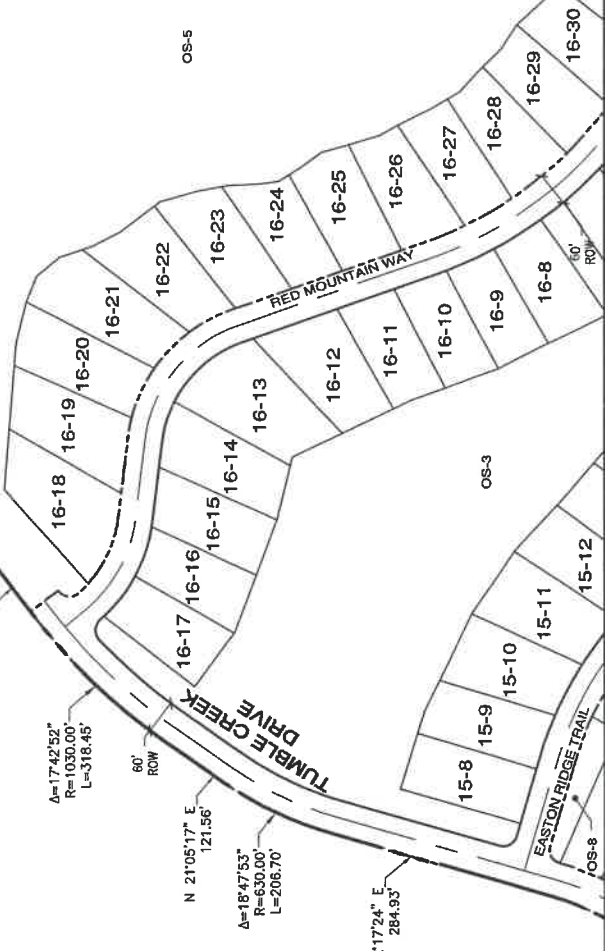
N 38°48'09" E
133.67'

$\Delta=17^{\circ}42'52''$
 $R=1030.00'$
 $L=318.45'$

N 21°05'17" E
121.56'

$\Delta=18^{\circ}47'53''$
 $R=630.00'$
 $L=206.70'$

N 2°17'24" E
284.93'



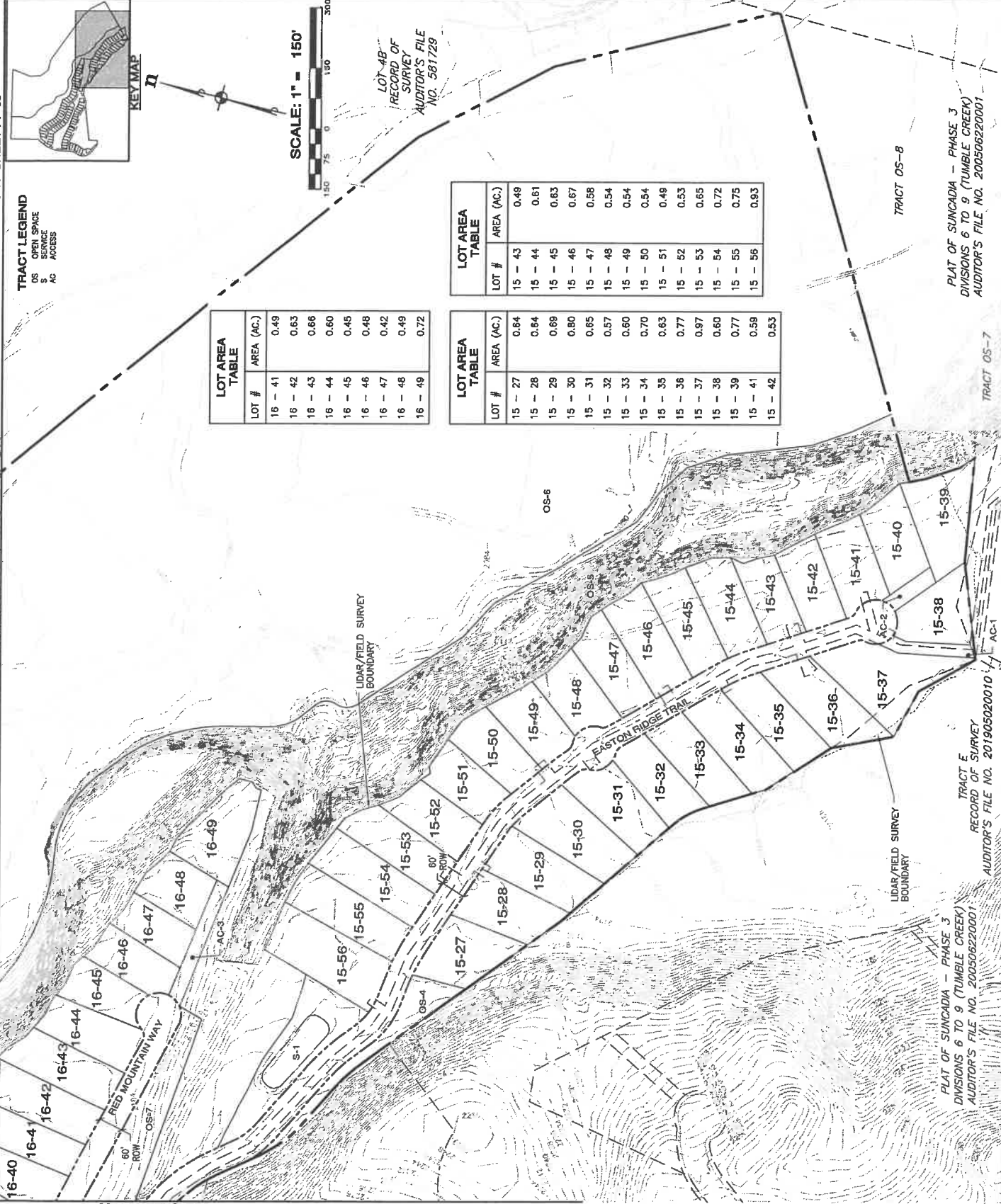
FOR CONTINUATION - SEE SHEET PP-02

 Federal V&V, VA 26003 503 Allen St. Suite 205 www.esmci.com Civil Engineering Land Surveying Project Management Landscape Architecture	KITITAS COUNTY PRELIMINARY PLAT SUNCADIA PHASE 3 DIVISIONS 15 & 16 WASHINGTON	JOB NO.: 098-785-017 DWG. NAME: PP-04 DESIGNED BY: JAF DRAWN BY: LEB CHECKED BY: DATE: 09/13/2019 PRINT DATE:
	NEW SUNCADIA LLC	SHEET PP-04 4 of 9 SHEETS

FOR CONTINUATION - SEE SHEET PP-06

A PORTION OF SECTIONS 14 AND 15, TWP. 20 N., RGE., 15 E., W.M., KITTITAS COUNTY, WASHINGTON

FOR CONTINUATION - SEE SHEET PP-08



TRACT LEGEND
 OS OPEN SPACE
 S SERVICE
 AC ACCESS



LOT #	AREA (AC.)
15 - 27	0.84
15 - 28	0.64
15 - 29	0.89
15 - 30	0.80
15 - 31	0.85
15 - 32	0.57
15 - 33	0.60
15 - 34	0.70
15 - 35	0.63
15 - 36	0.77
15 - 37	0.97
15 - 38	0.60
15 - 39	0.77
15 - 40	0.59
15 - 41	0.53
15 - 42	0.53
15 - 43	0.49
15 - 44	0.61
15 - 45	0.63
15 - 46	0.67
15 - 47	0.58
15 - 48	0.54
15 - 49	0.54
15 - 50	0.54
15 - 51	0.49
15 - 52	0.53
15 - 53	0.65
15 - 54	0.72
15 - 55	0.75
15 - 56	0.83
16 - 41	0.49
16 - 42	0.63
16 - 43	0.66
16 - 44	0.60
16 - 45	0.48
16 - 46	0.45
16 - 47	0.42
16 - 48	0.49
16 - 49	0.72

LOT #	AREA (AC.)
15 - 27	0.84
15 - 28	0.64
15 - 29	0.89
15 - 30	0.80
15 - 31	0.85
15 - 32	0.57
15 - 33	0.60
15 - 34	0.70
15 - 35	0.63
15 - 36	0.77
15 - 37	0.97
15 - 38	0.60
15 - 39	0.77
15 - 40	0.59
15 - 41	0.53
15 - 42	0.53
15 - 43	0.49
15 - 44	0.61
15 - 45	0.63
15 - 46	0.67
15 - 47	0.58
15 - 48	0.54
15 - 49	0.54
15 - 50	0.54
15 - 51	0.49
15 - 52	0.53
15 - 53	0.65
15 - 54	0.72
15 - 55	0.75
15 - 56	0.83

LOT 48 RECORD OF SURVEY AUDITOR'S FILE NO. 581729

TRACT OS-8

PLAT OF SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) AUDITOR'S FILE NO. 200506220001

TRACT E RECORD OF SURVEY AUDITOR'S FILE NO. 201905020010

PLAT OF SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) AUDITOR'S FILE NO. 200506220001

TRACT OS-7

NEW SUNCADIA LLC

SUNCADIA PHASE 3 DIVISIONS 15 & 16

KITTITAS COUNTY WASHINGTON

WWW.GSMTWILL.COM

GSMT Will Consulting Engineers, LLC
 13000 SRM S. SHIM DR
 FEDERAL WAY, WA 98003
 PHONE: (206) 374-8813
 FAX: (206) 374-8813
 8/13/2019

DATE: 08/13/2019

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 08/13/2019

PROJECT: PP-07

JOB: [Name]

DATE: 08/13/2019

DATE: 08/13/2019

