

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

**PRELIMINARY PLAT APPROVAL  
SUNCADIA PH. 2 DIV. 6 NELSON RIDGE PRELIMINARY PLAT (LP-20-00004)**

**RESOLUTION**

**NO. 2021 - 039**

**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 March 16, 2021 for the purpose of considering a preliminary plat known as the Nelson Ridge Preliminary Plat and described as follows:

A 42 detached residential lot plat with access and open space tracts on approximately 62.08 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,500 to 45,200 square feet. 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 March 16, 2021 at 2pm in the Commissioners Auditorium; and

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

**WHEREAS**, the motion for approval of the Nelson Ridge 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 42 detached residential lot plat with access and open space tracts on approximately 62.08 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,500 to 45,200 square feet.
2. Site Information:

The subject property is located in SEC. 13, TWP. 20, RGE. 14 and SEC. 18, TWP 20, RGE 15; Parcel Number 951841 and 95185, Assessor's Map numbers 20-14-13050-0081, -0094, -0095, -0096.

Total Project Size:	62.08 Acres
Number of Lots:	42; ranging in size from 14,500 to 45,200 square feet
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North:	Town of Ronald, largely single family residential
South:	Residential development and wooded areas (all within Suncadia Master Plan Resort)
East:	Largely wooded undeveloped areas (all within Suncadia Master Plan Resort)
West:	Residential development and wooded areas (all within Suncadia Master Plan Resort)

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

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 long plat application, and site development plan application was submitted to Community Development Services on December 7, 2020. 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 January 19, 2021.
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. These comments are included in the index file for review (See Index #'s 18-24). These comments were also summarized in the Staff Report provided.
13. Public Comments were received from various parties. These comments are included in the index file for review (See Index #'s 25-30). These comments were also summarized in the Staff Report provided.
14. Site Development Plan Approval was granted via letter from the Planning Official on March 3, 2021 in accordance with Section 5.1 (d) of the Development Agreement approved through Ordinance 2000-16.

**Suggested 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.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated December 7, 2020 and revised information submitted on February 12, 2021 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. The applicant shall submit documentation verifying stormwater runoff in this division is consistent with the Master Drainage Plan for the site.
13. 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.
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.
15. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement. Please see index #14 of the index file for this proposal (LP-20-00004).

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Suncadia Ph 2 Div 6 Nelson Ridge Preliminary Plat (LP-20-00004) 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 \_\_\_\_\_, 2021 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS

KITTITAS COUNTY, WASHINGTON

  
Brett Wachsmith, Chairman

  
Laura Osiadacz, Vice-Chairman

  
Cory Wright, Commissioner



ATTEST:

Clerk of the Board- Julie Kjorsvik

Deputy Clerk of the Board- Mandy Buchholz

  
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APPROVED AS TO FORM:

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Neil Caulkins, Deputy Prosecuting Attorney

**Exhibit "A"**

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