



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## STAFF REPORT

### SUNCADIA PHASE 2 DIVISION 6 (LP-20-00004)

TO: Kittitas County Board of County Commissioners  
FROM: Jeremy Johnston, Planning Official  
RE: Suncadia Division Phase 2 Division 6 Preliminary Plat (LP-20-00004)  
DATE: March 16, 2021 [Hearing Date]

#### I. GENERAL INFORMATION

Requested Action: 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. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 6. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 6.

Location: SEC. 13, TWP. 20, RGE. 14 and SEC. 18, TWP 20, RGE 15; Parcel Number 951841 and 951855, Assessor's Map numbers 20-14-13050-0081, -0094, -0095, -0096.

#### II. SITE INFORMATION

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.

#### III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

*"...wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features..."*

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement was signed at that time by the Board of County Commissioners (BOCC). A Final Environmental Impact Statement was published by the County in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several

governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

*“... impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety: and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law...”*

to three conditions;

1. *When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants, program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or its property owners);*
2. *When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
3. *When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example, if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

*“... the County's environmental review of any Subsequent Action pursuant to SEPA shall **utilize the Mountain Star EIS to the fullest extent permitted by law.**<sup>1</sup> Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below.”*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

*“A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved*

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<sup>1</sup> Staff emphasis

*by the Planning Director in accordance with this Section 5.1(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer, Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law.”*

The proposal is consistent with the Conceptual Master Plan and the General Site Plan (which was amended in 2005, see Index #34) and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

*“A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan... may be reviewed and approved by the BOCC without Planning Commission review...”*

Section 5.2 of the Development Agreement lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

*(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under **Section 5.1 above**<sup>2</sup>. Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

*(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement....*

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, “Subdivision” means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

Notice of Application: 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

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<sup>2</sup> Staff emphasis

of application was noticed in the local county paper of record on January 19, 2021.

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the subject property as being contained within the Suncadia Planned Resort Subarea and provides guidance for development which generally refers back to the development agreement and approval permit.

##### **9.3. Land Uses**

Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan referred to in the Development Agreement, may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

##### **9.4. Services and Facilities**

Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

##### **9.5. Development Regulations**

Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

##### **9.6. Subarea Implementation**

Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

#### County Wide Planning Policies:

Master Planned Resorts, Policy 3.6: “The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and the County’s Comprehensive Plan MPR Policies.” The County authorized the Suncadia MPR previously as discussed in Section III above.

#### **V. ENVIRONMENTAL REVIEW**

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

## **VI. AGENCY AND PUBLIC COMMENTS**

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. The following public agencies submitted comments on the proposal: Washington State Department of Health, Washington State Department of Archeology and Historic Preservation, Washington State Department of Ecology, Kittitas County Public Works, Kittitas County Public Health, the Kittitas County Fire Marshal, and the Yakama Nation. In addition, several public comments were received.

## **VII. PROJECT ANALYSIS**

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

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 community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found no critical areas on the parcel.

### Consistency with the provision of KCC 17.37.030, Master Planned Resort:

This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 14,500 to 45,200 square feet.

### Consistency with the provisions of KCC 17A:

This proposal is consistent with the Kittitas County Critical Areas Code. KCC structural setback requirements from Exhibit I of the MountainStar Development Agreement will be applicable for future construction.

### Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

### Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards as addressed in the Development Agreement.

### Agency Comments:

Several agencies responded with substantive comments:

#### *Kittitas County Public Works*

PW responded with a number of required changes:

1. 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.
2. Private Road Naming: Private Road Names will be required to complete a private road naming application prior to final approval.
3. Addressing: 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.

4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.
5. Per KCC 16.24.010 and .020 call for ties to survey monuments or section corners. As this particular area (Suncadia) has been incredibly well documented as to property ownership, there is no need to include this data on the Preliminary Plat. The Final Plat will need to show sufficient ties to controlling survey corners for intelligent interpretation and retracement of boundaries.
6. Please submit construction drawings including a profile of the road with labeled geometry, typical cross sections, horizontal geometry labels, and labeled utilities as described in section 5.1(h)(2) of the Suncadia Development Agreement.
7. Please submit documentation verifying stormwater runoff in this division is consistent with the Master Drainage Plan for the site.
8. Please submit documentation verifying there is sufficient capacity in the existing wastewater collection system to handle this new division.
9. In addition to the letter from the Suncadia Water Company, please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

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 within 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 acceptable 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.

The complete comment letter can be found as Index #20 of the Master File Index.

Staff Response: Applicant provided a response to PW comments, included as Index #32 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement. Revised preliminary plat drawings were submitted and included as Index #35. The revised drawings in conjunction with conditions outlined in this staff report address the issues presented by KC Public Works. The applicant also provided an update on the sewer and water connection count for the MPR (See Index # 37)

#### *Kittitas County Fire Marshal*

The Kittitas County Fire Marshal provided the following comments:

“Roads to be consistent with the Suncadia Development Agreement. Fire hydrant system will require a Fire Marshal New Construction permit for a private hydrant system. Underground inspections, flow testing, and flushing will be required.”

Staff Response: Applicant provided a response stating that the Suncadia Development Agreement does not require a private fire hydrant system to be permitted. The Kittitas County Fire Marshal withdrew his comments on 2/25/21.

*Kittitas County Public Health*

Kittitas County Public Health submitted comments noting final plat water requirements. No additional requirements were noted for preliminary approval.

*Washington State Department of Health*

DOH commented with the following statements:

1. The LP-20-00001 is proposing 39 additional residential lots on the Suncadia water system. They currently are approved for 1501 connections, and have 590 active connections, so they are able to serve the additional 39 lots in this proposal.
2. Suncadia will need to update their WFI (Water Facilities Inventory) to ensure an accurate number of active connections are identified.

Staff Response: Applicant provided a response to DOH comments, included as Index #'s 32 and 37 of the Master File. The applicant will adhere to all applicable regulations as outlined in the Development Agreement, and a water availability letter will be provided by Suncadia Water Company, LLC. The applicant also provided an update on the sewer and water connection count for the MPR (See Index #37) Staff agrees with applicant provided responses.

*Department of Archaeology & Historic Preservation (DHAP)*

DHAP commented with the following concerns:

“A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to the Cle Elum River. Additionally, numerous previously recorded archaeological sites are present near the proposed project area, and one archaeological site 45KT2147 is located partially within the proposed project area. Because the scale of ground disturbing actions would destroy this site and any others present, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities.”

Staff Response: The applicant provided a response to the comments submitted by DAHP. The applicant stated that they will comply with the conditions set forth in the Development Agreement in Exhibit F conditions C 21-23. Cultural resource issues are addressed in the conditions C 21-23 of Exhibit F-1 to the Development Agreement. Mitigation measures listed within these conditions shall be applied. The applicant will need to adhere to all applicable regulations as outlined in the Development Agreement.

*Yakama Nation*

Yakama Nation commented with the following:

“The project is located within the Ceded Lands of the Yakama Nation and traditional use area of the Upper Yakama (Kittitas) band. The project is within a high probability area for encountering cultural resources. Numerous archaeological sites are located within the project vicinity. We request a cultural resources survey prior to any ground disturbing activities.”

Staff Response: The applicant provided a response to the comments submitted by DAHP. The applicant stated that they will comply with the conditions set forth in the Development Agreement in Exhibit F conditions C 21-23. Cultural resource issues are addressed in the conditions C 21-23 of Exhibit F-1 to the Development Agreement. Mitigation measures listed within these conditions shall be applied. The applicant will need to adhere to all applicable regulations as outlined in the Development Agreement.

*Washington State Department of Transportation (WSDOT)*

WSDOT provided the following comments:

“The proposed subdivision is part of the Suncadia Master Planned Report (MPR). We are not opposed to this phase of the MPR but we are concerned with the cumulative impact this and future phases may have on the state highway system. The proponent is required to adhere to the conditions outlined in the MPR Conditions of Approval, specifically, condition C-17 Monitoring Program. However, WSDOT has not received an updated monitoring report for review. Prior to plat approval, the proponent should be required to submit an updated traffic monitoring report to the county and WSDOT for review.”

Staff Response: The applicant provided a response to the comments submitted by WSDOT. The applicant stated that the MPR has experienced much lower than estimated traffic volumes than anticipated in the FEIS. The applicant stated that Kittitas County suspended Traffic Monitoring on January 13, 2015 until minimum thresholds established by approval conditions are met. CDS verified this suspension with Kittitas County Public Works, however Public Works reinstated this requirement in 2019 with approval of another Suncadia Preliminary Plat. This Staff Report has been conditioned to ensure traffic monitoring is performed prior to final plat approval and distributed to WSDOT and Kittitas County Public Works for review.

Public Comments:

Several Public Comment letters were submitted during the comment period. Below are summaries of these letters. The full content can be found in index #'s 25-30.

Tim Berndt: Mr. Berndt submitted concerns regarding impacts to wildlife pathways, dangerous egress/ingress point for the development, and requested a second entrance be required for residents off of State Route 903.

Anthony Todaro: Mr. Todaro submitted concerns regarding Elk pathways, impacts of many simultaneous developments in the area, the lack of detail on vegetation buffers, and light and glare impacts.

Ira and Aliza Astrachan: The Astrachan's submitted concerns regarding enough access points to the area, air quality mitigation, public road safety, traffic monitoring, trail connections, and non-compliant signs. The Astrachan's requested that the Development Agreement be updated to require more access points and that approvals be withheld until these issues are addressed. Additionally, Aliza Astrachan requested an extension to the public comment period in a separate letter.

Linda Cooper: Linda Cooper submitted concerns regarding water issues on some of the proposed lots (22-28), wildlife impacts, the open space buffer requirements between the development and Ronald, protection of private property boundaries, the amount of vegetation being removed in other projects.

Kurtis Noble: Mr. Noble submitted concerns regarding the intention of the applicant to maintain the 100-foot open space buffer between the proposed development and Ronald. Mr. Noble also raised concerns about possible wetlands in the development area and potential impacts to Elk habitat.

Susanne Hutchinson: Susanne Hutchinson raised concerns regarding the age of the Environmental Impact Statement for Suncadia, the ability for local amenities and services to support the growing population, and traffic safety impacts. Susanne Hutchinson requested that a new environmental study be required and that the project be postponed until services and amenities are available for the additional residents.

Staff Response: Many common themes were expressed in the public comment letters submitted. CDS worked with Kittitas County Public Works and the Kittitas County Fire Marshal to determine if a safety issue would result as a byproduct of this development. Both departments confirmed that the road systems and access points were



sufficient to service the new development and consistent with the Development Agreement. A traffic monitoring report has been requested by Kittitas County Public Works, with the first report due in January of 2025. According to CDS GIS data and the National Wetland Inventory, no classified wetlands are present in the development area. The applicant's agent did confirm some wet areas in which they were working with engineers to address and noted that some lot reconfiguration may be necessary at final plat to address these areas.

The Environmental Impact Statement prepared for the Suncadia MPR was adopted by Kittitas County in 2000 and codified as the environmental reference in the subsequent Development Agreement which applies until 2030. CDS has no authority to require a new study of the area. CDS has conditioned this Staff Report to include an assurance that the 100-foot open space buffer between the proposed development and the Town of Ronald is observed. This will create a visual buffer and ensure wildlife has an undisturbed corridor in which to travel. This requirement is consistent with the Development Agreement.

**VIII. RECOMMENDATION**

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12, Title 17.37 and Title 17A of the Kittitas County Code, the Kittitas County Comprehensive Plan, and the Development Agreement. Staff recommends approval of the Suncadia Phase 2 Division 6 Preliminary Plat LP-20-00004, subject to the following findings of fact, conclusions, and conditions:

**Suggested Findings of Fact**

Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, submitted an application for a 36 detached residential lot plat with Community Open Space, access and service tracts on approximately 26.9 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,000 to 74,400 square feet. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 2 Division 1.

1. Site Information:

The subject property is located in SEC. 18 and 19, TWP. 20, RGE. 15 and SEC. 18, TWP 20, RGE 15; Parcel Number 960514 and 960534, Assessor's Map numbers 20-15-18053-0050 and 20-15-18053-0070.

Total Project Size:	26.9 Acres
Number of Lots:	36; ranging in size from 14,000 to 74,400 square feet
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

- North: Wooded, largely undeveloped land with Community Pool area
- South: Golf Course, Single family residences and wooded undeveloped land (all within Suncadia Master Plan Resort)
- East: Golf Course and wooded undeveloped areas (all within Suncadia Master Plan Resort)
- West: Single family residences and undeveloped residential lots (all within Suncadia Master Plan Resort)

Access: Primary access to the site will be provided via Swiftwater 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 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, 2020.
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 (See Index #'s 18-30).
12. 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).
16. A 100-foot Open Space buffer shall be observed between the project site and the Town of Ronald.

