

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

**PRELIMINARY PLAT APPROVAL  
Suncadia Master Planned Resort, Phase 1, Division 13**

**RESOLUTION**

NO. 2008- 74

**WHEREAS**, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on April 22, 2008 for the purpose of considering preliminary approval to the plat known as Suncadia Phase 1, Division 13, File No. LP-08-00010 and described as follows:

The division of 8.98 acres into 78 lots, consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9. The property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.

**WHEREAS**, public testimony was heard from those persons present who wished to be heard; 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**, the Planning Commission recommended approval of said proposed subdivision 6-0; and,

**WHEREAS**, a closed record meeting was held by the Board of County Commissioners on May 20, 2008 to consider the Planning Commission's recommendation on this matter; and,

**WHEREAS**, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. The Board finds that Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, submitted a complete plat application on March 11, 2008 for the Suncadia Master Planned Resort, Phase 1, Division 13 Plat. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, approximately 8.98 acres in size and that the subject property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.
2. The Board finds that the application proposes 78 lots consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces.
3. The Board finds that the project will be developed in accordance with the phasing plan as submitted; Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.
4. The Board finds that Community Development Services deemed the application complete on March 24, 2008 and further, issued a Notice of Application and Public Hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in both the official county newspaper of record, the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008. Said notices solicited comments from governmental agencies, adjacent property owners and other parties of record.

5. The Board finds that Kittitas County previously completed SEPA review through the review and approval process for the MPR application. Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).
6. The Board finds that an open record hearing was held by the Planning Commission on April 22, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard.
7. The Board finds that a closed record meeting was held on May 20, 2008 for the purpose of considering preliminary approval of the plat known as Suncadia Phase 1, Division 13, and that a motion was made and seconded that the preliminary plat be approved. The motion carried in with a vote of 3-0.
8. The Board of County Commissioners finds that additional conditions are necessary to protect the public's interest.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Suncadia Master Planned Resort, Phase 1, Division 13 be, and the same is hereby conditionally approved.

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Suncadia Master Planned Resort, Phase 1, Division 13 shall meet the following conditions prior to Final Plat approval:

1. The proponent shall meet all Conditions of Approval and requirements of the Development Agreement between Suncadia and Kittitas County as previously adopted by Kittitas County through Ordinances 2000-15 and 2000-16 and Resolutions 2001-14, 2006-170, 2007-11, 2007-119 and 2008-61, for the Master Planned Resort, that are applicable to this application.

DATED this 20th day of May, 2008 at Ellensburg, Washington.



[Signature]  
 J. A. Kjosvik  
 Clerk of The Board

**BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON**

[Signature]  
 Mark McClain, Chairman

[Signature]  
 Alan A. Crankovich, Vice-Chairman

[Signature]  
 Linda K. Huber, Commissioner

APPROVED AS TO FORM:

\_\_\_\_\_  
 Gregory L. Zempel, Prosecuting Attorney  
 WSBA #19125