

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

**PRELIMINARY PLAT APPROVAL
RIVER RIDGE LONG PLAT
LP-17-00003
RESOLUTION**

NO. 2017 - 087

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, 2nd, 2017 for the purpose of considering a preliminary plat known as the River Ridge Camp Preliminary Plat and described as follows:

Steven Lathrop, authorized agent for property owner New Suncadia, LLC, has submitted a Preliminary Plat application to subdivide a portion of a 422 acre parcel 39 single-family residential lots with open space tracts. The project is Phase 2 of Division # 3, of the Suncadia project. The project is proposed on a site zoned a 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 2nd, 2017 and a vote was held which approved the plan unanimously; 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 property owner New Suncadia, LLC, has submitted a Preliminary Plat application to subdivide a portion of a 422 acre parcel into 39 single-family residential lots with open space tracts. The project is Phase 2 of Division # 3, of the Suncadia project. The project is proposed on a site zoned a Master Planned Resort (Suncadia).
2. Site Information:

The subject property is located approximately 0.75 miles west of Roslyn in the Suncadia Master Planned Resort on Swiftwater Drive. Assessor's map number: 20-14-13050-0092.

Total Project Size:	422.24 acres
Number of Lots:	39
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:

North: Wooded
 South: Wooded, Cle Elum River
 East: Wooded, Vacant
 West: Residential/Golf Course

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 was submitted to Community Development Services on March 6th, 2017. As per section 5.1 of the development agreement the application was sent to department heads “deemed appropriate”. A notice of application was sent to all property owners within 500 feet of the project site. The Site Development Plan was reviewed and approved.
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 the proposed access and water systems. The lots will be served by community water and sewage systems, and two new private roads will serve the new lots in conjunction with the existing Swiftwater Drive. 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 applicable Kittitas County Road Standards which will be a condition of final approval, as outlined in Exhibit J of the Master Planned Resort Development Standards, and revised December 2nd, 2008.
11. Comments were received from agencies and the general public, and are included in the index file for review.

Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials on file dated March 6th, 2017 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. 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.
4. 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 meet all requirements of Applicable Law.
5. The Final Plat shall meet all requirements as listed in Applicable Law.
6. Timing of Improvements: 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.
7. All development, design and construction shall comply with Applicable Law, as defined in the Development Agreement.
8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.
9. The survey shall be corrected as per Kittitas Public requirements. Lot and road dimensions are to be shown on the face of the plat. The legal description on the map contains discrepancies with the certificate of title. Legal descriptions should match, or a plat note shall explain differences.
10. The plat shall show all streams running through the property.
11. FEMA flood limits shall be shown on the plat.
12. Tract NF-2 has structures and fencing. These shall be shown.
13. Private Road Naming: A Private Road Naming application will be required prior to final approval.
14. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.
15. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.
16. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the

development agreement.

17. 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.
18. 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.
19. The sewer lift station shall be constructed in the development tract southeast of the proposed plat, as outlined in the Engineering Summary of application materials, and shown on the Conceptual Utility Plan shall be constructed and operational prior to final plat approval.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the River Ridge Preliminary Plat (LP-17-00003) 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 1st day of May, 2017 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Paul Jewell, Chairman



Laura Osiadacz, Vice Chairman



Obie O'Brien, Commissioner

ATTEST:
CLERK OF THE BOARD



Julie A Kjorsvik

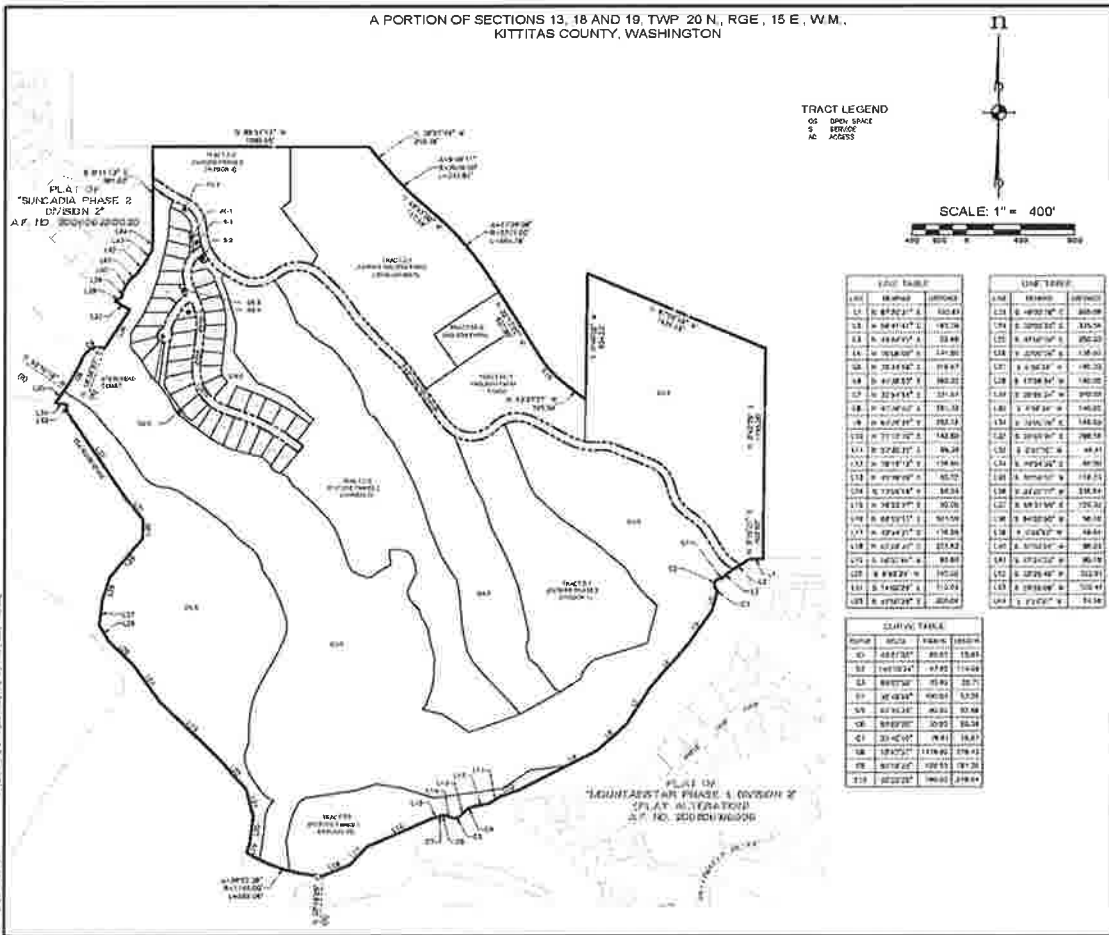
Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

A PORTION OF SECTIONS 13, 18 AND 19, TWP. 20 N., RGE. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



TRACT LEGEND
 OS OPEN SPACE
 S SURVEY
 AC ADJACENT

SCALE: 1" = 400'

SPLIT TABLE			
TRACT	AREA	PERCENT	TOTAL
1.00	100.00	100.00	100.00
1.1	100.00	100.00	100.00
1.2	100.00	100.00	100.00
1.3	100.00	100.00	100.00
1.4	100.00	100.00	100.00
1.5	100.00	100.00	100.00
1.6	100.00	100.00	100.00
1.7	100.00	100.00	100.00
1.8	100.00	100.00	100.00
1.9	100.00	100.00	100.00
2.0	100.00	100.00	100.00
2.1	100.00	100.00	100.00
2.2	100.00	100.00	100.00
2.3	100.00	100.00	100.00
2.4	100.00	100.00	100.00
2.5	100.00	100.00	100.00
2.6	100.00	100.00	100.00
2.7	100.00	100.00	100.00
2.8	100.00	100.00	100.00
2.9	100.00	100.00	100.00
3.0	100.00	100.00	100.00
3.1	100.00	100.00	100.00
3.2	100.00	100.00	100.00
3.3	100.00	100.00	100.00
3.4	100.00	100.00	100.00
3.5	100.00	100.00	100.00
3.6	100.00	100.00	100.00
3.7	100.00	100.00	100.00
3.8	100.00	100.00	100.00
3.9	100.00	100.00	100.00
4.0	100.00	100.00	100.00
4.1	100.00	100.00	100.00
4.2	100.00	100.00	100.00
4.3	100.00	100.00	100.00
4.4	100.00	100.00	100.00
4.5	100.00	100.00	100.00
4.6	100.00	100.00	100.00
4.7	100.00	100.00	100.00
4.8	100.00	100.00	100.00
4.9	100.00	100.00	100.00
5.0	100.00	100.00	100.00

SPLIT TABLE			
TRACT	AREA	PERCENT	TOTAL
5.0	100.00	100.00	100.00
5.1	100.00	100.00	100.00
5.2	100.00	100.00	100.00
5.3	100.00	100.00	100.00
5.4	100.00	100.00	100.00
5.5	100.00	100.00	100.00
5.6	100.00	100.00	100.00
5.7	100.00	100.00	100.00
5.8	100.00	100.00	100.00
5.9	100.00	100.00	100.00
6.0	100.00	100.00	100.00
6.1	100.00	100.00	100.00
6.2	100.00	100.00	100.00
6.3	100.00	100.00	100.00
6.4	100.00	100.00	100.00
6.5	100.00	100.00	100.00
6.6	100.00	100.00	100.00
6.7	100.00	100.00	100.00
6.8	100.00	100.00	100.00
6.9	100.00	100.00	100.00
7.0	100.00	100.00	100.00
7.1	100.00	100.00	100.00
7.2	100.00	100.00	100.00
7.3	100.00	100.00	100.00
7.4	100.00	100.00	100.00
7.5	100.00	100.00	100.00
7.6	100.00	100.00	100.00
7.7	100.00	100.00	100.00
7.8	100.00	100.00	100.00
7.9	100.00	100.00	100.00
8.0	100.00	100.00	100.00

SPLIT TABLE			
TRACT	AREA	PERCENT	TOTAL
8.0	100.00	100.00	100.00
8.1	100.00	100.00	100.00
8.2	100.00	100.00	100.00
8.3	100.00	100.00	100.00
8.4	100.00	100.00	100.00
8.5	100.00	100.00	100.00
8.6	100.00	100.00	100.00
8.7	100.00	100.00	100.00
8.8	100.00	100.00	100.00
8.9	100.00	100.00	100.00
9.0	100.00	100.00	100.00
9.1	100.00	100.00	100.00
9.2	100.00	100.00	100.00
9.3	100.00	100.00	100.00
9.4	100.00	100.00	100.00
9.5	100.00	100.00	100.00
9.6	100.00	100.00	100.00
9.7	100.00	100.00	100.00
9.8	100.00	100.00	100.00
9.9	100.00	100.00	100.00
10.0	100.00	100.00	100.00

NEW SUNCADIA LLC
 SUNCADIA PHASE 2 DIVISION 3
 (RIVER RIDGE)
 PRELIMINARY PLAT
 KITITAS COUNTY

PH-02