

**BOARD OF COUNTY
COMMISSIONERS COUNTY OF
KITTTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
HIGHWAY 9 LONG PLAT
LP-17-00005
RESOLUTION**

NO. 2017 - 103

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 June 6th, 2017 for the purpose of considering a preliminary plat known as Highway 9 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 1.36 acre parcel into 14 single-family residential lots. 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 June 6th, 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. Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings.

2. Site Information:

Total Project Size: 1.36 acres
Number of Lots: 14
Domestic Water: Community Water System

Sewage Disposal: Community Septic System
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics:

North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums
Access: The project itself will have access from Suncadia Trail.

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 April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads “deemed appropriate” on April 27th, 2017, along with all property owners within 500 feet of the project site. Administrative review of the Site Development Plan was conducted, and it was approved by CDS staff.
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 a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A. 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 in Applicable Law.
10. All roads are required to meet all Kittitas County Road Standards of Applicable Law.
11. Comments were received from agencies and the general public, and are included in the index file for review.

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. Public use and interest will be served by approval of this proposal.
4. 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, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3rd, 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 of Applicable Law as defined in the Development Agreement.
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 current International Building Code and International Residential Code, as per 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 Works requirements. The Final Plat shall show the surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. Possibly misleading labeling shall be corrected, with Text next to Lot 4 corrected to read " Lot 4- Suncadia Phase 1".
10. Private Road Naming: A Private Road Naming application will be required prior to final approval.
11. 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.
12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.
14. 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.
15. 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.
16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Highway 9 Preliminary Plat (LP-17-00005) 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 20th day of June, 2017 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Paul Jewell, Chairman



Laura Osiadacz, Vice Chairman



Obie O'Brien, Commissioner



APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

