

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

SUNCADIA PHASE 1, DIVISION 13 PLAT AMENDMENT

RESOLUTION NO. 2009- 86

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a Notice of Application was issued on May 22, 2009, and a public hearing was heard on June 16, 2009 for deliberation, for the purpose of considering the Suncadia Phase 1 Division 13 Plat Amendment (LP-09-01), of which the original plat (Suncadia Phase 1, Division 13, File No. LP-08-00010) was granted final approval on May 20, 2008. The Suncadia Phase 1 Division 13 Plat Amendment is described as follows:

Amendment of Suncadia, Phase 1 Division 13 to provide for platting in three phases (as opposed to two-phases); and amendment of the recorded plat of Suncadia, Phase 1, Division 13A to boundary line adjust certain lots with Tract AC-1 to enable the trails/paths and parking areas to be located in Tract AC-1 and not within residential lots. This amendment does not affect the number of total lots approved under preliminary plat approval, nor does it affect/change any roads, utilities or other infrastructure.

WHEREAS, due notice of the hearing has been given as required by law, public testimony was heard from those persons present who wished to be heard, and the necessary inquiry has been made into the public interest to be served by such platting; and,

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

1. The Board finds that F. Steven Lathrop, authorized agent for Bennett-SFS LLC and Suncadia LLC, landowners, submitted a complete application for the Suncadia Phase 1 Division 13 Plat Amendment (LP-09-01), which included a request, "to provide for platting in three phases (as opposed to two-phases)" and a request, "to boundary line adjust certain lots with Tract AC-1 to enable the trails/paths and parking areas to be located in Tract AC-1 and not within residential lots."

2. The Board finds that the subject property is located within the Suncadia Master Planned Resort, in a portion of Section 19, T20N, R15E, W.M.

3. The Board finds that the original development application, Suncadia Phase 1, Division 13, File No. LP-08-00010:

- a. included a preliminary plat for 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; and

- b. provided that the project would 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; and
- c. was granted final approval on May 20, 2008.

4. The Board finds that the plat of Suncadia, Phase 1 Division 13A, was approved by the Board August 5, 2008, recorded August 21, 2008 under Kittitas County Auditor's File No. 200808210001 and filed in Book 11 of Plats, pages 163 through 168, records of Kittitas County, Washington, wherein Lots 1 through 19 and Lots 67 through 78 were platted, together with an AC Tract and Tract A for the second phase of the development.

5. The Board finds that Kittitas County Community Development Services has determined that this application is exempt from SEPA.

6. The Board finds that the Kittitas County Community Development Services issued a Notice of Application relative to the Suncadia Phase 1 Division 13 Plat Amendment pursuant to RCW 36.70B and KCC 15A.03 on May 22, 2009, and that said notice solicited comments from jurisdictional agencies and landowners within 500 feet of the subject properties as required by law.

7. The Board finds that an Open Record Public Meeting was held on June 16, 2009, at 2:00 p.m. to consider the matter.

8. The Board finds that, pursuant to the Suncadia Phase 1 Division 13 Plat Amendment, the number of total lots approved is unchanged, but the project will be developed in accordance with the revised phasing plan as follows:

Phase 1 will consist of: Lots 1 through 19 and Lots 67 through 78, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

Phase 2 will consist of: Lots 20 through 33 and Lots 57 through 66, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

Phase 3 will consist of: Lots 34 through 56, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

9. The Board finds that, pursuant to the Suncadia Phase 1 Division 13 Plat Amendment, the plat of Suncadia, Phase 1 Division 13A will be revised to reflect:

- a. Tract A to be Phase 2 and Tract B to be Phase 3; and
- b. the boundary lines of Lots 70, 71, 72, 73, 76, 77 and 78 and the boundary line of Tract AC-1 will be adjusted and certain of said revisions will result in lot lines being two feet (2') from the buildings to be located thereon, as permitted pursuant to Section 7, Exhibit J (Rev. 1) to Development Agreement – Development Standards and Design Guidelines for MountainStar Master Planned Resort –December 2, 2008; and

c. Declarations, Easements and Plat Notes effecting the amendment of the plat of Phase 1 Division 13A.

10. The Board finds that all conditions as listed in Resolution No. 2008-74 still apply.

11. The Board of County Commissioners finds that additional conditions are not necessary to protect the public's interest.

NOW, THEREFORE, BE IT RESOLVED, the Board of Kittitas County Commissioners, after due deliberation, hereby approves the Suncadia Phase 1 Division 13 Plat Amendment (LP-09-01) subject to the conditions as listed in the original Resolution No. 2008-74.

DATED this 16th day of June, 2009.

KITTITAS COUNTY

Alan A. Crankovich
By: Alan A. Crankovich, Chairman

Paul Jewell
By: Paul Jewell, Vice-Chairman

Mark McClain
By: Mark McClain, Commissioner

Approved As To Form:

By: _____
Deputy Prosecuting Attorney

ATTEST:



Jana Aljasnik
Clerk of the Board