

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

**PRELIMINARY PLAT APPROVAL
MINERS CAMP PRELIMINARY PLAT (LP-16-00002)**

RESOLUTION

NO. 2016 - _____

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 August 16, 2016 for the purpose of considering a preliminary plat known as the Miners Camp Preliminary Plat and described as follows:

The division of 8.26 acres into 24 single-family residential lots with open space tracts. The project as proposed is to be in four phases and create lots ranging in size from .14 acres to .29 acres. There are five open space tracts in the plat ranging from .36 acres to 1.03 acres. All lots are proposed to be served by a community water and sewer systems. The project is proposed on a site zoned 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 August 16, 2016 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 Stubbs, authorized agent for property owner Miners Camp LLC has submitted a Preliminary Plat application to subdivide approximately 8.26 acres into 24 single-family residential lots with open space tracts. The project as proposed is to be in four phases and create lots ranging in size from .14 acres to .29 acres. There are five open space tracts in the plat ranging from .36 acres to 1.03 acres. All lots are proposed to be served by a community water and sewer systems. The project is proposed on a site zoned Master Planned Resort (Suncadia).
2. The subject property is located approximately 1 mile south of Roslyn in the Suncadia Master Planned Resort at the intersection of Suncadia Trail Road and Swiftwater Drive. Assessor's map number: 20-15-19000-0021.