

**COMMISSIONERS' MINUTES  
KITITITAS COUNTY, WASHINGTON  
PUBLIC HEARING**

**WEDNESDAY**

**3:00 P.M.**

**OCTOBER 25, 2006**

Board members present: Chairman David Bowen; Vice-Chairman Alan Crankovich. Absent: Commissioner Perry Huston.

Others: Mandy Robinson, Deputy Clerk of the Board; Darryl Piercy, Community Development Services Director; James Hurson, Deputy Prosecutor; Kelly Carlson, Administrative Assistant/Airport Manager; Patti Johnson, Interim Public Works Director; Steve Lathrop, Attorney representing Suncadia LLC; Del Goehring, Suncadia; Jeff Slothower, Attorney representing Appeal Hearing Applicant and one member of the public.

---

**PUBLIC HEARING**

**SUNCADIA LLC/PERFORMANCE GUARANTEES**

**CDS**

At 3:00 p.m. Chairman Bowen opened a continued public hearing from October 5, 2006 to consider the Performance Guarantees of Suncadia, LLC, noting the record is open. He asked for a staff update on the progress from the October 5, 2006 hearing.

**DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES** reviewed the history of the hearing and stated that the direction at the last hearing was to work with the County Prosecutors office and to provide any necessary information needed to help the them make their conclusions.

**COMMISSIONER BOWEN** indicated that he had spoken with James Hurson, Deputy Prosecutor and noted he had nothing more to say on this matter, as he felt that throughout the meetings it had been made clear how Mr. Hurson feels about Performance Guarantees.

**STEVE LATHROP, REPRESENTING SUNCADIA** reviewed changes to paragraph eight of the General Guarantee draft. He reviewed additional changes on the following: Private Agreements and there requirements noting the pledge from Suncadia for \$ 30,000.00 dollars for offsite improvements along with 700 jobs, he explained that he felt the pro's versus the cons were in the County's favor and that it's a reasonable tradeoff. He discussed the Extension Agreements and the Staffing Agreements. **COMMISSIONER CRANKOVICH** questioned the proposal of 700 jobs and requested clarification on whether it was intended to be at the completion of the resort or throughout the process and through completion of the resort.

10/25/2006 MINUTES

1

ORIGINAL

COMPLETED

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

The Board discussed and reviewed grammatical errors that needed to be changed with staff. They discussed and requested clarification on multiple "whereas's" and discussed the Development Agreement along with the level of insurance needed by the County. **COMMISSIONER BOWEN** reviewed the 5 million dollar bond and the risks associated with it. **COMMISSIONER CRANKOVICH** stated that he felt things were going extremely well with the plans at the resort. He expressed his reservations about removing the JeldWen backing at this time. **COMMISSIONER HUSTON** explained that it all comes down to the Development Agreement and what exactly was determined at that time. He indicated that the Board is constantly accused of treating Suncadia Resort differently. He stated he wanted to address that and stated it is a very unique situation and that is the reason why it's "treated differently".

**DARRYL PIERCY** indicated that staff is prepared to work on the language being clear and addressing the Boards concerns expressed today.

**COMMISSIONER BOWEN** moved to continue the hearing to November 6, 2006 at 1:30 p.m. during the Public Works & CDS Study Session in the Commissioners Auditorium Room #109, Kittitas County Courthouse Ellensburg WA. **COMMISSIONER HUSTON** seconded. Motion carried 3-0.

---

**APPEAL HEARING                      FLETCHER, ROGERS & MCDANIEL SHORT PLATS                      CDS**

At approximately 4:00 p.m. **CHAIRMAN BOWEN** opened a continued appeal hearing from September 19, 2006, to consider three separate appeals filed by Attorney Jeffrey Slothower who is appealing the Administrative Decision of the Community Development Services Departments issuance of a letter dated June 23, 2006, claiming the Fletcher Short Plat (SP-06-44) is not categorically exempt from SEPA pursuant WAC 197-11-305 (1) (b) (ii). The application is for a 3-lot short plat submitted by Chuck Cruse, authorized agent for Gary Fletcher, landowner, for a 2-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8.40 acres of land that is zoned R-3, located southeast of the City of Cle Elum off of Casassa Road, Cle Elum, WA 98922 located in the NE 1/4 of Section 7, T.19N. R.16E, W.M., in Kittitas County, Tax Parcel number 19-16-07057-0002. The second appeal was of an Administrative Decision of the Community Development Services departments issuance of a letter dated June 23, 2006, claiming the Rogers Short Plat (SP-06-43) is not categorically exempt from SEPA pursuant WAC 197-11-305 (1) (b) (ii) and an

application for a 3-lot short plat submitted by Chuck Cruse, authorized agent for Floyd Rogers, landowner, on approximately 9.56 acres of land that is zoned R-3, located southeast of the City of Cle Elum off of Casassa Road, Cle Elum, WA 98922 located in the NE 1/4 of Section 7, T.19N. R.16E, W.M., in Kittitas County, Tax Parcel number 19-16-07053-0003. The third appeal was of the Administrative Decision of the Community Development Services Departments issuance of a letter dated June 23, 2006, claiming the McDaniel Short Plat (SP-06-42) is not categorically exempt from SEPA pursuant WAC 197-11-305 (1) (b) (ii). The application is for a 3-lot short plat submitted by Chuck Cruse, authorized agent for Gary McDaniel, landowner, on approximately 11.15 acres of land that is zoned R-3, located southeast of the City of Cle Elum off of Casassa Road, Cle Elum, WA 98922 located in the NE 1/4 of Section 7, T.19N. R.16E, W.M., in Kittitas County. Tax Parcel number 19-16-07052-0002. Noting that the record is open.

**DARRYL PIERCY** noted this was a continuation of an appeal of an administrative decision that would require SEPA on three short plats. Mr. Piercy noted that before the Board there was a letter from the attorney representing the parties involved dated October 25, 2006. The letter stated that all parties had come to an agreement and would like to work with Community Development Services and have chosen to withdrawal the appeal. They agreed to go forward with Community Development Services processing the three respective short plats with an agreement of each owner of the property which is subject to the plat would, in the future, if the landowners in the area and/or Kittitas County sought to form a local improvement district (LID) for the purposes of funding road improvements, agree to join in and support the formation of the local improvements district. **MR. PIERCY** recommended accepting the proposal from Mr.Slothower.

**COMMISSIONER HUSTON** questioned the conditions of the right of way and what the projected density was for the proposed construction standards. He said he didn't want each plat to drive their own individual requirements and asked how do we address that?

**DARRYL PIERCY** stated they are trying to allow for collective improvement, for any upgrades potential owners may do. Mr. Piercy stated he wanted all the owners agreeable to a local road improvement district but, said we aren't at that threshold yet. He stated they will have that opportunity in the future, and then they can adequately generate the revenue.

**JEFF SLOTHOWER, REPRESENTING THE APPLICANTS** felt like all along this was a case that could be resolved, and that the trigger for SEPA was the roads. He stated that after his conversation with Mr. Piercy his assumption was confirmed. He stated that sometimes the language gets

confusing and hard to understand and clarify, but now that they have worked with Community Development Services and there is language for future property owners he feels his clients are taken care of.

**CHAIRMAN BOWEN** opened up the public testimony. **JAN SHARAR** stated she came to support the policy for SEPA Review in all cases, and thanked the Board for the opportunity to speak. **THERE BEING NO ONE ELSE REQUESTING TO TESTIFY THE PUBLIC TESTIMONY WAS CLOSED.**

**COMMISSIONER HUSTON** moved to accept the conditions proposed by the appellant and agreed to by staff, and to accept the request of the appellant and dismiss the appeals. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

Meeting adjourned at 4:20 p.m.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

  
\_\_\_\_\_  
Mandy Robinson

\_\_\_\_\_  
David Bowen, Chairman

COMPLETED