

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
AUDITORIUM
SPECIAL MEETING**

TUESDAY

2:00 P.M.

FEBRUARY 3, 2026

Board members present: Chairman Cory Wright; Vice-Chairman Brett Wachsmith and Commissioner Laura Osiadacz.

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Office Administrator; Stephanie Hartung, Chief Civil Deputy Prosecutor; Josh Fredrickson, Public Works Director; Jamey Ayling, Planning Manager; Doug Laurent, HHW Coordinator; Chad Bala, CDS Director; and approximately 20 members of the public.

PUBLIC HEARING

SURPLUS COUNTY PROPERTY

SOLID WASTE

At 2:00 p.m. **CHAIRMAN WRIGHT** opened a Public Hearing to consider disposing of surplus County property located at 925 S. Industrial Way, Ellensburg, WA Parcel #078533 by Intergovernmental Agreement with the City of Ellensburg (RCW Chapter 39.33).

DOUG LAURENT, HHW COORDINATOR, reviewed a Staff Report and explained how the County's legal newspaper failed to publish the legal notice of the sale on January 22, 2026. Although the request was properly and timely made, after review, it was determined to continue the Public Hearing to comply with public notice requirements. He noted a Resolution had been prepared for the Board's consideration to continue the Public Hearing to February 10, 2026.

RESOLUTION 2026-015

CONTINUE PUBLIC HEARING

SOLID WASTE

VICE-CHAIRMAN WACHSMITH moved to approve Resolution No. 2026-015, Authorizing Continuance of the February 3, 2026, Public Hearing Pertaining to an Intergovernmental Sale of Real Property Located at 925 Industrial Way Ellensburg, WA to be held on Tuesday February 10, 2026, at 3:00 p.m. in the Commissioners Auditorium, and for the record to remain open. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

PUBLIC HEARING

SURPLUS EQUIPMENT

PUBLIC WORKS

At 2:03 p.m. **CHAIRMAN WRIGHT** opened a Public Hearing to consider equipment surplus to Kittitas County's needs and authorize disposal of same in accordance with RCW 36.34.080.

JOSH FREDRICKSON, PUBLIC WORKS DIRECTOR, reviewed a Staff Report and recommended approval to surplus equipment to the County's needs and to authorize disposal of the same in accordance with RCW 36.34.080.

APPROVED
2/17/26

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

RESOLUTION 2026-016

SURPLUS EQUIPMENT

PUBLIC WORKS

VICE-CHAIRMAN WACHSMITH moved to approve Resolution No. 2026-016, To Declare Equipment Rental and Revolving Fund Equipment Surplus to the County's Needs and to Authorize Disposal. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

PUBLIC HEARING

SUNCADIA DEVELOPMENT AGREEMENT EXTENSION

CDS

At 2:04 p.m. **CHAIRMAN WRIGHT** opened a Public Hearing to consider a 15-Year extension to the existing Development Agreement for Suncadia DV-25-0001.

JAMEY AYLING, PLANNING MANAGER, explained how they'd received 49 comments and due to the timeframe of the Public Hearing, it didn't provide Staff or the applicant with an opportunity to review and respond, and recommended continuing the Public Hearing to a later date.

THOSE PRESENT & TESTIFYING: MARK THORNE, MANAGING DIRECTOR OF SUNCADIA, requested to continue the Public Hearing to allow for adequate review of the comments and time to prepare responses. **TOM MILLER** wanted to make sure there would be another opportunity to make comments at the continuation of the Public Hearing. **ALI ASTRACHAN** said the 15-year extension would be moving the current Agreements from 2030 to 2045 - and questioned if the current Development Agreement had been fully complied with. **IRA ASTRICHAN** said they were not opposed to the proposal, but it was critical to do a comprehensive plan review prior to approving an extension and asked to pay particular attention to water availability. **BRUCE CHATTIN** said he appreciated the comments from Suncadia residents and urged the Board to approve the proposed Development Agreement.

VICE-CHAIRMAN WACHSMITH moved to continue the Public Hearing to Tuesday February 17th at 2:00 p.m. in the Commissioners Auditorium, noting the record is open. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

CLOSED RECORD HEARING

PARKE CREEK PLANNED UNIT DEVELOPMENT

CDS

At 2:17 p.m. **CHAIRMAN WRIGHT** opened a Closed Record Hearing to consider the Parke Creek Planned Unit Development (PD024000002) and Long Plat (LP-24-00004).

CHAIRMAN WRIGHT acknowledged his daughter was a part of the applicant's team, and they have not discussed the proposal. He said

he felt he could remain impartial on the issue. **COMMISSIONERS WACHSMITH AND OSIADACZ** did not object to him remaining seated on the matter.

JAMEY AYLING, PLANNING MANAGER, reviewed the proposed Parke Creek Planned Unit Development. He said the Hearing Examiner conducted an Open Record Hearing and issued a recommendation of approval and included recommended Findings of Fact, Conclusions of Law, and Conditions of approval.

FRANK RAGLIN, REPRESENTING THE PARKE CREEK LANDING, explained how they'd purchased the acreage a couple of years ago to provide recreational opportunities for the youth of Kittitas County.

PHIL CARDWELL said he lives across the street from the proposal and doesn't want a racetrack every day of the week which will include noise, dust, and increased traffic. He expressed concerns of property values plummeting and not being able to sell due to the racetrack and storage lot. **FRED SLYFIELD** said he's been in the valley for 45 years and has nothing against motorcycles but does not want the competitive racetrack in the area. He said it would increase traffic and air pollution, and the storage facility would become a place for break-ins. **LAURA HINKLE** representing the applicant, addressed the neighbors' concerns regarding noise and said they've scaled back their original request, especially the racetrack. They will not be having night races, and lighting shouldn't be an issue since they will be downward facing and not on all the time. **BRENDA CARDWELL** explained how the wind does not blow in only one direction, as they have storms come through from all over.

ORDINANCE 2026-001

PARKE CREEK PUD

CDS

VICE-CHAIRMAN WACHSMITH moved to approve Ordinance No. 2026-001, Granting Approval to Parke Creek Planned Unit Development (PD-24-00002) and Long Plat (24-00004). **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

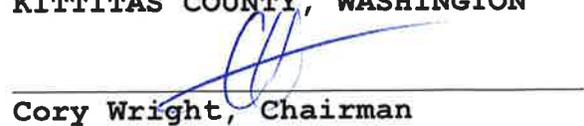
CHAIRMAN WRIGHT said while noise and dust concerns were raised, the applicant's done a lot to try and mitigate all of them. He felt economic growth was extremely important for the future of our County. He acknowledged change was hard, but everyone will adapt to change. Motion carried 3-0.

The meeting was concluded at 2:38 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Cory Wright, Chairman