

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

TUESDAY

2:00 P.M.

FEBRUARY 17, 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; Chad Bala, CDS Director; Stephanie Hartung, Chief Civil Deputy Prosecutor; Jamey Ayling, Planning Manager; and 6 members of the public.

PUBLIC HEARING SUNCADIA DEVELOPMENT AGREEMENT EXTENSION CDS

At 2:04 p.m. **CHAIRMAN WRIGHT** opened a Public Hearing continued from February 3, 2026, to consider a 15-Year extension to the existing Development Agreement for Suncadia DV-25-0001. He noted the record was open.

JAMEY AYLING, PLANNING MANAGER, noted comments that were received from Fire District #7; a power-point from Suncadia; and couple of follow up emails from Ira Astrachan.

THOSE BEING IN ATTENDANCE AND REQUESTING TO TESTIFY: MARK THORNE, MANAGING DIRECTOR OF SUNCADIA, requested an extension of the Public Hearing. He said he's aware of conditions from Development Agreement and submitted a detailed list to Staff. **TOM MILLER** said that he supported development growth as long as it's done responsibly. He said he expected the developer to be responsible for the end of the Development Agreement, and an annual review of performance should be made public. **DOUGLAS BECK** submitted a letter into the record and commented on the future development agreements must be monitored for requirements including fire risk; financial and community impacts; **BRUCE CHAD**, supports a proposed extension of the development agreement and supports an extension and suggests the Board pass as presented. **IRA ASTRACHAN**, said the Staff Report does not include a remedy for shortfalls and voiced concerns about what constitutes a new gate; and emergency egress. He asked the Board to reject the proposal. **TUCKER STEVENS, REPRESENTING THE DEVELOPER**, said they were continuing to work with the County to ensure they are in compliance with plat approvals. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

VICE-CHAIRMAN WACHSMITH moved to continue the Public Hearing to Tuesday March 17, 2026, at 2:00 p.m., to allow for additional time for the additional information that was submitted, and noted the

APPROVED
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public record is closed. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

The meeting was concluded at 2:20 p.m.

CLERK OF THE BOARD



Julie Kjosrvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Cory Wright, Chairman