

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

**TUESDAY**

**2:00 P.M.**

**MAY 17, 2016**

Board members present: Chairman Obie O'Brien; Vice-Chairman Paul Jewell and Commissioner Laura Osiadacz.

Others: Julie Kjorsvik, Clerk of the Board; Doc Hansen, Planning Official/Interim CDS Director; and 3 members of the public.

**PUBLIC HEARING**

**PALOMINO FIELDS**

**CDS**

At 2:00 p.m. **CHAIRMAN O'BRIEN** opened a Public Hearing to consider a proposed Development Agreement to allow Preliminary Plat, Palomino Fields, to receive Final Plat review in five separate phases. The approved plat is located north of Dry Creek Road and west of Reecer Creek Road between Bender and Bowers Roads.

**DOC HANSEN, PLANNING OFFICIAL/INTERIM CDS DIRECTOR** reviewed a Staff Report which provided general information on the proposal; administrative review; environmental review; public comments; and Staff recommendations with proposed conditions of approval. He referenced the requirements from the Eastern Washington Storm Water Manual.

**JAMES CARMODY, REPRESENTING THE APPLICANT** addressed questions and concerns expressed by the Board. He said a Development Agreement is a recorded document and runs with the land, so it is binding for any subsequent owners. He provided information relating to storm water and how it has to be retained onsite. He reviewed the phasing process; how it would be beneficial to the County; and how the Development Agreement was logical and compliant with regulations.

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

**PAT DENEEN, APPLICANT** said he had previously met with Brenda Larsen, the previous Fire Marshal, and confirmed that they would be installing sprinklers inside each home. Since they were installing a Group A water system, it did not require fire hydrants however, he noted there was a hydrant located across the street. **CHAD BALA, TERRA DESIGN GROUP**, explained the road access points.

**COMMISSIONER JEWELL** asked that Staff get approval by the Prosecutors office on the proposed Development Agreement and Resolution.


**COMMISSIONER JEWELL** moved to continue the Public Hearing to Tuesday June 7, 2016 2:00 p.m. in the Commissioners Auditorium, to consider enabling documents and noting the record was closed. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

The meeting was adjourned 3:17 p.m.

**CLERK OF THE BOARD**

  
Julie Kjosvik

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Obie O'Brien, Chairman