

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

TUESDAY

2:00 P.M.

MARCH 16, 2021

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

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Administrative Supervisor; Dan Carlson, CDS Director; Jeremy Johnston, Planning Official; Judy Pless, Budget & Finance Manager; Mike Flory, Building Official; Neil Caulkins, Deputy Prosecutor and approximately 10 members of the public.

This meeting was provided to the public via WebEx and they were previously notified on the Agenda as to where they could access and provide public comments.

PUBLIC HEARING

CDBG CLOSEOUT FUNDS

AUDITOR

At 2:00 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider reviewing an approving the Closeout Report for the CDBG Funds, Contract #19-62210-008 for the period July 1, 2019 through February 28, 2021.

JUDY PLESS, BUDGET & FINANCE MANAGER reviewed the Community Development Block Grant (CDBG) Public Services Contract No. 19-62210-008 Closeout Performance Report and information relating to the project ending February 28, 2021. **JERI EPPERSON, REPRESENTING HOPESOURCE** said they were very grateful for the grant and reviewed the success in their programs as a result of the funding. **THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

CONTRACT

CDBG CLOSEOUT FUNDS

AUDITOR

VICE-CHAIRMAN OSIADACZ moved to approve and authorize the Chairman to sign the Department of Commerce Community Development Block Grant Contract #19-62210-008 Closeout Report for project ending February 28, 2021. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

PUBLIC HEARING

SUNCADIA PHASE 2 - DIVISION 1

CDS

At 2:05 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the Suncadia Phase 2, Division 6 Preliminary Plat (LP-20-00004) Nelson Ridge.

APPROVED
4/7/21

JEREMY JOHNSTON, PLANNING OFFICIAL reviewed a Staff Report for the Suncadia Phase 2, Division 1 (LP-20-00003) application. He said the application was for a 36 detached residential lot plat with Community Open Space, access and service tracts on approximately 26.9 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,000 to 74,400 square feet. He reviewed information relating to the Administrative Review, Comprehensive Plan, Environmental Review Agency and Public Comments, Project Analysis. Staff recommended approval of the application along with suggested Findings of Fact and Conditions of Approval.

THOSE PROVIDING TESTIMONY: JOHN BORDERS expressed concerns relating to the water table which he felt had not been addressed. **LINDA COOPER** asked for clarification on the proposal. **THERE BEING NO OTHERS REQUESTING TO PROVIDE TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

RESOLUTION 2021-038 **SUNCADIA PHASE 2 - DIVISION 1** **CDS**

VICE-CHAIRMAN OSIADACZ moved to approve Resolution No. 2021-038, Preliminary Plat Approval of the Suncadia Phase 2, Division 1 Nelson Creek. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

PUBLIC HEARING **SUNCADIA PHASE 2 - DIVISION 6** **CDS**

At 2:11 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the Suncadia Phase 2, Division 6 Preliminary Plat (LP-20-00004).

JEREMY JOHNSTON, PLANNING OFFICIAL reviewed a Staff Report for the Suncadia Phase 2, Division 6 (LP-20-00004) application. He said the application was for a 42 detached residential lot plat with access and Open Space tracts on approximately 62.08 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,500 to 45,200 square feet. He reviewed information relating to the Administrative Review, Comprehensive Plan, Environmental Review, Agency and Public Comments and Project Analysis. Staff recommended approval of the application along with suggested Findings of Fact and Conditions of Approval. **STEVE LATHROP, ATTORNEY REPRESENTING THE APPLICANT** requested approval of the proposal and said he would be available to answer any questions the Board may have. **ROGER BECK** said he would also be available to answer questions from the Board as well.

THOSE PROVIDING TESTIMONY: IRA ASTRACHAN said he had concerns relating to public road safety, access points, and air quality. He said the roads did not meet the current road standards and questioned who is responsible for compliance. **KURTIS NOBLE** expressed concerns relating to the applicant being able to maintain the 100-foot Open Space buffer between the proposed development and Ronald, as well as wetlands. **LINDA COOPER** said she was also concerned with

the 100-foot buffer and how they could be reassured it would happen. She provided questions relating to wildlife and access. **THERE BEING NO OTHERS REQUEST TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.** **NEIL CAULKINS, DEPUTY PROSECUTOR** addressed questions and concerns relating to the proposal.

RESOLUTION 2021-039

SUNCADIA PHASE 2 - DIVISION 6

CDS

VICE-CHAIRMAN OSIADACZ moved to approve Resolution No. 2021-039, Preliminary Plat Approval for Suncadia Phase 2, Division 6 Nelson Ridge. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

PUBLIC HEARING

2021 FEE SCHEDULE

CDS

At approximately 2:32 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the 2021 CDS Fee Schedule.

DAN CARLSON, CDS DIRECTOR reviewed a Staff Report and the proposed 2021 Community Development Services (CDS) Fee Schedule. He said Staff updated the current fee model with current Department Staff, expenditures, and valuation data to determine the proposed fees. He reviewed the Building Permit Fees for New Construction, Building Fixture Permits, and Planning Services.

THOSE PROVIDING TESTIMONY: JACK MAYSON, CENTRAL WASHINGTON HOMEBUILDERS GOVERNMENTAL AFFAIRS, said there seemed to be a lot of their members who were unaware of the proposed changes to the fee schedule and said he would work on providing additional outreach and education in the future to them. He said they supported the online permitting system and looked forward to having it up and running soon. **JEFF WATSON** said he didn't have any issues with the proposed fee schedule, but hoped to regenerate the conversation about the enterprise fund. He said the public should bear some of the costs. He expressed concerns relating to non-profits organizations not being able to afford the permitting fees when they want to do projects for their community.

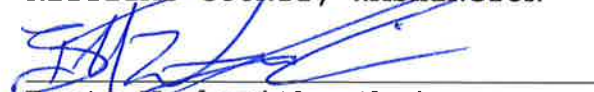
VICE-CHAIRMAN OSIADACZ moved to approve the 2021 CDS Fee Schedule, as presented. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

The meeting was adjourned at 2:52 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Brett Wachsmith, Chairman