

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

**TUESDAY**

**2:00 P.M.**

**JANUARY 3, 2023**

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

Others: Julie Kjorsvik, Clerk of the Board; Kelly Bacon, Planner I; Dan Carlson, CDS Director; Neil Caulkins, Chief Deputy Prosecutor; and 3 members of the public.

**PUBLIC HEARING**

**SUNCADIA PHASE 2 DIVISION 8**

**CDS**

At 2:00 p.m. **CHAIRMAN WRIGHT** opened a Public Hearing to consider the Suncadia Phase 2 Division 8 Preliminary Plat (LP-22-00005).

**KELLY BACON, PLANNER I**, reviewed a Staff Report for the Suncadia Phase 2 Division 8 Preliminary Plat (LP-2-00005). She said the application was submitted by Steven Lathrop, authorized agent for New Suncadia, LLC, landowner, for a 72 detached residential lot (primarily second or vacation homes) plat with associated roadways, a clubhouse and pool amenity, as well as Open Space and service tracts on approximately 290.3 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 8,400 to 38,000 square feet in conjunction with the preliminary plat application. **LATHAN WEDIN, REPRESENTING THE APPLICANT**, felt Staff did a good job on their Staff Report and is available to answer any questions the Board may have.

**THOSE PRESENT & TESTIFYING: IRA ATHERTON** said he had witnessed countless violations of the conditions of approval ever since he's lived in Suncadia relating to pollution. He mentioned he was not opposed to the proposed plat, but was opposed to all of the violations that's been happening. He encouraged the Board to add a condition to the Development Agreement to have an onsite person available with an email and a phone number to report contractor violations. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**MR. WEDIN** said they do what they can to ensure there are no violations, but it's difficult to do anything without specifics provided to them. He agreed they should have a better number for reporting violations as they would like to know about the situations before they get to the County.

**COMMISSIONER OSIADACZ** said there needed to be a system in place that's more direct on how to report violations, such as a notice sent out to the homeowners with a phone number for better tracking. **CHAIRMAN WRIGHT** said he didn't see it as a real hurdle but agreed there needed to have a process to be put in place for a better user experience.

**COMMISSIONER OSIADACZ** moved to remand it back to Staff and to work with Suncadia on language and come back with a recommendation to the Board on how to regulate the dust and pollution complaints created by construction vehicles; and to continue the Public Hearing to January 6, 2022, 3:00 p.m. **CHAIRMAN WRIGHT** seconded. It was noted the record was to remain open. Motion approved 2-1 (Vice-Chairman Wachsmith opposed the motion).

The meeting was concluded at 2:29 p.m.

**CLERK OF THE BOARD**

  
Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Chairman Cory Wright