

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

TUESDAY

2:00 P.M.

AUGUST 7, 2018

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

Others: Mandy Buchholz, Deputy Clerk of the Board II; Lindsey Ozbolt, Planning Official; Mark Cook, Public Works Director/Interim Engineer; and 9 members of the public.

PUBLIC HEARING

SUNCADIA PHASE 3 DIVISION 14

CDS

At 2:08 p.m. **CHAIRMAN OSIADACZ** opened a Public Hearing to consider the Suncadia Phase 3, Division 14 Preliminary Plat (LP-18-00002).

LINDSEY OZBOLT, PLANNING OFFICIAL stated that she had additional comments from: Tracey Cordero, Kent Rowe, Jane Zalutsky & Mark Kantor, Hugh & Theresa LaBossier, Sigrid & Michale Esfeld, Thomas & Susan Maring to include and would review them at the appropriate time in the Public Hearing. She requested the Boards approval to add the comments into the record noting that they were received after the deadline and offered to review the meeting process and proper procedures. Ms. Ozbolt reviewed a request from Steven Lathrop, Authorized Agent for New Suncadia, LLC, for a Preliminary Plat application for 10 detached residential lot plat with an access tract and a community Open Space tract on approximately 6.97 acres of land that is zone Master Planned Resport. She stated that the proposed lots range in size from 0.31 acres to 0.79 acres, in conjunction with this Preliminary Plat application, and stated that a site development plan was submitted for Suncadia Phase 3 Division 14 and a boundary line adjustment with the adjacent parcel 950044 which would add 0.62 acres to parcel 950057 creating the total plat area of approximately 6.97 acres. She provided information on the Administrative Review, Comprehensive Plan, Environmental Review, Agency and Public Comments, Project Analysis and their suggested conditions of approval.

The Board of County Commissioners asked clarifying questions relating to Ms. Ozbolt's Staff Report.

STEVE LATHROP, AUTHORIZED AGENT FOR NEW SUNCADIA, LLC introduced Brianne Kelsey, Senior VP of Development Suncadia and Jared Jeffries, Club Manager at Tumble Creek. He assured the Board that Suncadia takes the comments received very seriously and Suncadia will adopt all the recommendations outlined in the Development Agreement and the record for this application. He reviewed the

administrative action that had already taken place and was approved which lays the ground work for the site development plan (not currently before the BoCC). He discussed limitations in adjusting Open Space areas and perimeter buffers, as well as the rules and how they apply to the surrounding golf courses. He stated that they feel the requirements are consistent with previous stipulations. **BRIANNE KELSEY, SENIOR VP OF DEVELOPMENT SUNCADIA** introduced herself and stated that on behalf of the Suncadia Community and Tumble Creek they feel this proposal is consistent with the growth in the Community and in conformance with the established plans and agreements, that were referenced earlier.

THOSE PRESENT & TESTIFYING: BRIAN LENT, expressed concerns referenced in Index #24 by his Trust hired Attorney Perkins Coie on behalf of himself and his 12 neighbors. **MARK VENTI**, expressed concerns on behalf of himself and felt that communication from the time of purchase until now has lacked and the community being impacted would feel some sense of relief if those types of conversations would be had since there has been a lot of changes. **KENT ROWE**, provided handouts for review and stated that he owns what was the original Tumble Creek Office and feels what was sold to him has not been followed through on. He stated they had always been told there would be cabin spaces sold but with height restrictions, he stated that he feels cabin 10 is unnecessary and takes away from everyone that has purchased already. He stated by not adding cabin 10 it would take away a lot of the problem and remains within what was sold and promised to current residents. **JUAN CORDERO**, expressed concerns surrounding environmental impacts and concerns relating to the addition of cabin 10 specifically. He shared concerns of tree removal and asked the Board to not approve the plan as currently proposed. **GINA SCHOBER**, thanked the Board of the opportunity to testify and stated she has purchased two properties that her family enjoys and are excited about what's happening in the community however it's not what they were sold and feels that it's the message the Board needs to hear. She stated that they don't want to stop growth; they just want the developer to follow what the members were sold. She stated that there are concerns about the fact that no Engineer has been hired and that there are requirements for sensitive areas ordinance that are not being met. **SUSAN MARING**, expressed her concerns for the steepness of the grade and the environmental impacts. She stated that she supports the people that have spoken today. She stated that she thinks a lot of folks have concerns that just couldn't be present today, but feels ultimately everyone is supportive of Suncadia.

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

STEVE LATHROP, AUTHORIZED AGENT FOR NEW SUNCADIA, LLC stated that all the comments are appreciated, however it's difficult to address

some of the environmental statements that were made on work done over the years. He stated that there's been an extensive environmental review done and geotechnical work done and it's all in the Final & Supplemental EIS. He understands that the project is done by a third party developer but Suncadia stands by its developers. He stated that they will adhere to all the conditions outlined in the Development Agreement & Conditions of Approval specifically for this Plat, as Suncadia always has in the past.

COMMISSIONER O'BRIEN questioned if the concerns relating to height restrictions are addressed in the Suncaida documents. **STEVE LATHROP, AUTHORIZED AGENT FOR NEW SUNCADIA, LLC** stated that it is and its 40 feet in Exhibit J attached to the Development Agreement. **CHAIRMAN OSIADACZ** questioned vegetation requirements. **STEVE LATHROP, AUTHORIZED AGENT FOR NEW SUNCADIA, LLC** said there is no specific limitations and there is no casual determination the Architectural Committee will determine what can and can't be removed or what has to stay. **COMMISSIONER WRIGHT** had questions relating to the plat map with the building envelope (lines) as well as questions relating to the Original Master Plan Agreement and lots 1-9 and also had questions relating to the EIS Scope.


COMMISSIONER O'BRIEN moved to approve the Suncadia Phase 3, Division 14 Preliminary Plat (LP-18-00002), adopting the proposed Findings of Fact, Conclusions of Law, and Conditions of Approval, and to direct Staff to prepare enabling documents for the next Agenda Session. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

The meeting was adjourned at 3:43 p.m.

DEPUTY CLERK OF THE BOARD


Mandy Buchholz

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Laura Osiadacz, Chairman