

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

**MONDAY**

**6:00 P.M.**

**NOVEMBER 22, 2021**

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

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Administrative Supervisor; Bridget Pechtel, Long Range Planner; Mark Cook, Public Works Director; Neil Caulkins, Deputy Prosecutor; Ken Grannan, Airport Director; Rachel Stevie, Staff Planner; Jeremiah Cromie, Planner I; Jeremy Johnston, Planning Official; Kelly Bacon, Planner I; Dan Carlson, CDS Director; and 6 members of the public.

Per Governor Inslee's Proclamation 20-28 et seq., the public was encouraged to join the meeting virtually.

**PUBLIC HEARING**

**2021 ANNUAL DOCKET**

**CDS**

At 6:00 p.m. **CHAIRMAN BRETT WACHSMITH** opened a Public Hearing to consider the 2021 Kittitas County Annual Docket Amendments.

**BRIDGET PECHTEL, LONG RANGE PLANNER** provided a Staff Report and reviewed each of the docketed items for the 2021 Amendments to the Kittitas County Comprehensive Plan and Kittitas County Code. She said the Planning Commission held a Public Hearing on November 10, 2021, and provided their recommendations as well.

**DOCKET ITEM 1:** Amend Kittitas County Code 17.58 Airport Overlay Zone. **MS. PECHTEL** reviewed the proposed amendments to Kittitas County Code 17.58, Airport Overlay Zone, and she said the Planning Commission recommended unanimously to approve the amendment. **KEN GRANNAN, AIRPORT DIRECTOR** provided information on his request to update the Airport Overlay Zone.

**DOCKET ITEM 2:** Amend Kittitas County Code 16.12.180 Removing Hearings Examiners "Recommendation Language". **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission recommended unanimously to approve of the proposed amendment.

**DOCKET ITEM 3:** Amend Kittitas County Code Chapter 17.28.030 and 17.11.050 to correct the conflict between Ag-3 density and UGA density requirements. **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission unanimously recommended approval of the amendment.

**APPROVED**

1/4/22

**DOCKET ITEM 4:** Update to Zoning Map to reflect approved annexations that have been passed by the City of Ellensburg in 2021 and any rezones approved through the Annual Comprehensive Plan Docket process. **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission unanimously recommended approval of the amendment.

**DOCKET ITEM 5:** Amendment to Kittitas County Code Chapter 17.08.155 to allow school/daycare functions as secondary uses to a Campground. **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission did not have a recommendation as there was a split vote, three in favor and three against the amendment.

**DOCKET ITEM 6:** Amendment to Kittitas County Code Chapter 17.15 Land Use Table to allow nurseries by Conditional Use Permit in Rural Recreational Zones. **MS. PECHTEL** said the item was remanded from the 2020 Docket to add standards for nurseries. The Planning Commission unanimously recommended approval of the amendment.

**DOCKET ITEM 7:** Amend multiple sections with Kittitas County Code Title 17 to remove side yard corner lot setbacks. **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission unanimously recommended approval of the amendment.

**DOCKET ITEM 8:** Amendments to Kittitas County Code Chapter 17.08.560(B) and 17.08.560(C), adding a definition for "Warehouses and Distribution". **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission unanimously recommended approval of the amendments.

**DOCKET ITEM 9:** Amendments to Kittitas County Code Chapter 17.15 to add "Cemeteries", as a permitted use in all zoning districts. It would permit existing cemeteries in all zones within Kittitas County utilizing the following footnote, except for those zones in which new facilities are already permitted. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of the amendment adoption, and in compliance with applicable standards and regulations. **MS. PECHTEL** reviewed the proposed Amendments and said the Planning Commission unanimously recommended approval of the amendment as proposed.

**DOCKET ITEM 10:** This item was proposed by Commissioner Wright. Amendments to Kittitas County Code 17.08 and 17.15 to create definitions for "Agricultural Direct Marketing". "Seasonal Harvest Festivities" and "Expanded Seasonal Harvest Festivities". Also to add the uses to the Land Use Table in applicable zones. **MS. PECHTEL** reviewed the proposed Amendments and said the Planning Commission unanimously recommended approval of the amendments, as proposed.

**DOCKET ITEM 11:** This item was proposed by Commissioner Osiadacz. The amendment is to Kittitas County Code 16.12.040 to allow existing lots that contain two lawfully-established residences to be short plates, even though they may not comply with zoning minimum lot size or other dimensional requirements. **MS. PECHTEL** reviewed the proposed amendment and said the Planning Commission unanimously recommended approval with the recommendation that Staff clarify the use of "residence" versus "dwelling" as the current code does not have a definition of residence but does utilize "dwelling", "dwelling, multiple-family", "dwelling single-family" and "dwelling two-family" instead. They also asked Staff to investigate the use of April 17, 1984, and asked them to consider other dates that may work equally well.

**DOCKET ITEM 12:** The item was proposed by Commissioner Wright. The amendment is to Kittitas County Code 17.36.025 and 17.36.030, and the associated Comprehensive Plan Goals and Policies etc. It may also require an amendment to the BLA Chapter, and PUD Ordinance regarding allowable density outside of UGA's or LAMIRD's. **MS. PECHTEL** reviewed the proposed amendments and said the Planning Commission unanimously recommended approval, as proposed.

**DOCKET ITEM 13:** The item was proposed by Commissioner Wright and Public Works Staff. The amendment is to Kittitas County Code 12.05.050 to allow access permits to be extended with associated building permits. **MS. PECHTEL** reviewed the proposed amendment and said the Planning Commission unanimously recommended approval, as proposed.

**DOCKET ITEM 14:** The item was proposed by the Public Works Staff. The amendment is to Kittitas County Code 10.07 to amend areas designated to include "travel way" and expand \$200.00 fine to all designated areas. **MS. PECHTEL** reviewed the proposed amendment and said the Planning Commission unanimously approved the recommendation, with the County also insidiously seek parking alternatives with private partnerships and consider how the immediate closure of local access may affect community members without permitted access also being considered.

**DOCKET ITEM 15:** The item was proposed by the Public Works Staff. The amendment to Kittitas County Code 10.07 was to correct the existing language that allows the franchisee to make rules and regulations. **MS. PECHTEL** reviewed the amendment and said the Planning Commission unanimously recommended approval, as proposed.

**DOCKET ITEM 16:** The item had been withdrawn.

**DOCKET ITEM 17:** The item was a citizen's request from Trista Zellmer and Travis Carollo, to amend Kittitas County Code 17.08 and 17.17.15.050.1 to add the definition for "Animal Crematory" and add

as a permitted use in the Commercial Agriculture Zone. **MS. PECHTEL** reviewed the amendment and said the Planning Commission unanimously recommended approval, with the recommendation that animal crematory be considered an accessory conditional use, and not a permitted use.

**DOCKET ITEM 18:** The item was proposed by the Airport Director. The amendment was to Kittitas County Code Title 19, to eliminate the current language and provide references to Bowers Field Minimum Standards document. **MS. PECHTEL** reviewed the amendment and said the Planning Commission unanimously recommended approval, as proposed.

**DOCKET ITEM 19:** The item was proposed by the Airport Director. The amendment was to Kittitas County Code 17.75 to add Notice of Airport Influence Area plat note requirement. **MS. PECHTEL** reviewed the amendment and said the Planning Commission recommended approval of the amendment, as proposed.

**REQUESTING TO TESTIFY: PAT DENEEN** testified regarding Docket #6 and suggested having a 60-yard limit instead of just bags as people pull up and use their trucks instead of bags; Docket #11 use the year 1996 to include more parcels into the County; supported Docket items #12 & #13 supported both of the amendments; and supported Docket #17 as an allowed permitted use as it's a much needed and is a public service in the community. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**COMMISSIONER WRIGHT** moved to approve all Docket Items, as presented, with the exceptions of Docket Item 11 and Docket Item 17 and to move those for additional discussion. **VICE-CHAIRMAN OSIADACZ** seconded. Motion carried 3-0.

**VICE-CHAIRMAN OSIADACZ** moved to approve Docket Item #11 with two amendments by changing word "residents" to "dwelling"; change the date to July 26, 1996; and direct Staff to prepare enabling documents. **CHAIRMAN WACHSMITH** seconded.

**COMMISSIONER WRIGHT** said he while appreciated the intent behind the amendments he expressed concerns about the way it's written and reasoning for the date. **VICE-CHAIRMAN OSIADACZ** said she's been working diligently with CDS and the Prosecutors office, and that they are very thoughtful of the Growth Management Act and the amendment is supported by Staff. She said that with 70% of the County being public land, and very little housing stock available, it's a way to create additional housing as well assist with affordable housing; and noted how the date has been validated.

Motion carried 2-1 (Commissioner Wright opposed the motion).

**VICE-CHAIRMAN OSIADACZ** moved to approve Docket Item #17, as presented, with permitted use, and direct Staff to prepare enabling documents. **CHAIRMAN WACHSMITH** seconded.

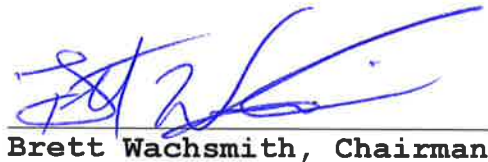
**COMMISSIONER WRIGHT** said he read the SEPA that was included, and DOE's comment was one which the applicant will need take into account for the construction, but felt it was a much-needed use and would be supporting the amendment. Motion carried 3-0.

The meeting was adjourned at 7:20 p.m.

**CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Julie Kjorsvik

  
Brett Wachsmith, Chairman