

**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES STUDY SESSION MINUTES
COMMISSIONERS' AUDITORIUM, 205 WEST 5TH ROOM 109
Special Meeting**

TUESDAY

8:00 AM

OCTOBER 22, 2024

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

Others: Josh Fredrickson, Rebecca Cruse, Public Works; Chad Bala, Jeremy Larson, Jamey Ayling, Community Development Services; Stephanie Hartung, Prosecuting Attorney's Office; No members of the public.

At 8:01 AM Chairman Brett Wachsmith opened the Community Development Services Special Study Session.

No Citizen Comments

2024 KITTITAS COUNTY ANNUAL DOCKET OF COMPREHENSIVE PLAN AND CODE AMENDMENTS

Chad Bala briefed the Board of County Commissioners on items presented to the Planning Commission and will go through 10 docket items for discussion; 3 additional items are still in review from individual proposals. Request to begin with Docket item 2024-09.

Chad Bala stated 2024-09 was prepared by Public Works from previously requested changes proposed by the Road Committee that did not reflect in the code. The Planning Commission voted to request the Board of County Commissioners to add and accept road design changes. Josh Fredrickson gave history of the proposed changes, and the need to add clarity to Road Certifications and Road Standards.

Chad Bala presented 2024-01 an amendment requested by CDS to change the deadline date for Kittitas County Comprehensive Plan Annual Docket to the first Friday in May and stated that the Planning Commission approved. Discussion pursued on the timeline for appeal period.

Chad Bala presented 2024-02 an amendment proposed by CDS staff to change the Land Use Table footnotes to create consistency with state law.

Chad Bala briefed the Board of County Commissioners on 2024-03 an amendment proposed by CDS staff to update the land use and zoning maps to reflect annexations that have been accepted by the City of Ellensburg.

Chad Bala presented 2024-04 a request by Auditor's Office and CDS staff to update County code to allow surveys for recording to be submitted on paper or mylar. Legal counsel stated they are satisfied with the retention of either material.

2024-10-22 MINUTES

APPROVED

11-19-24

Chad Bala presented 2024-05 an item proposed by CDS staff to add a definition for Agritourism to Kittitas County Code that is consistent with the State definition. Chad Bala stated community involvement is going to be needed for future development and the possibility of committee creation in the future as future discussions are associated with agritourism.

Chad Bala stated 2024-06 is a proposed definition of Short-Term Rental that will allow for future development of requirements. The Planning Commission found additional discussion was needed regarding this item and Chad Bala added that the Short-Term Rental Committee continues to meet and is forming a survey for community feedback in the formation of regulation. Chad Bala stated he had recently discussed the aspects of Short-term rental regulation with Chelan County Staff because they have similar development and examples as Kittitas County. Chad Bala stated the Planning Commission requested that the County take consideration of private property rights and staff expects integrating State developed regulation.

Chad Bala stated 2024-07 CDS staff request to withdraw the zoning code amendment in coordination with the City of Kittitas and the City of Kittitas will address the zoning in their update.

Chad Bala stated that 2024-08 is a proposal to update county building code language to reflect the most current edition of the State code. The Planning Commission requested that the BOCC make the decision to move forward with this amendment. Jeremy Larson stated that this code adoption has been delayed twice and 2024-08 would create easier adoption of Washington State code in the future. Jeremy Larson stated they have worked with the building community on this amendment. Stephanie Hartung stated that this clarifies the state code and makes tracking simpler for future updates to the building code. Commissioner Cory Wright noted in the findings of fact that quorum was minimal, and he would like to see committees making large decisions like these participating more in making recommendations. Discussion pursued on future vacancies and active applicant recruitment for those wishing to participate in the process.

Jamey Ayling presented 2024-10 that was proposed by CDS staff to allow for the addition of certain revisions to preliminary plat approval. Jamey Ayling stated that the Planning Commission had some discussion on some of the proposed language and ultimately adding this process to code allows a process for simple revisions. Commissioner Cory Wright requested clarification on Department of Fish and Wildlife comments. Jamey Ayling reviewed Department Fish and Wildlife comments regarding critical areas and stated that the existing Critical Area Ordinance covers this section so the comments are already addressed and would not be considered a minor amendment negating the need to duplicate in this new code language.

Chad Bala briefed the Board of County Commissioners on communications with the Department of Commerce about the 10 docket items and stated Department of Commerce approved the changes as proposed.

Meeting concluded at 8:47 AM

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Rebecca Cruse, Administrative
Assistant



Brett Wachsmith, Chairman