

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

WEDNESDAY

5:30 P.M.

NOVEMBER 6, 2024

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

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Office Administrator; Josh Fredrickson, Public Works Director; Chad Bala, CDS Director; Cameron Curtis, Engineer; Jeremy Larson, Building Official; Stephanie Hartung, Chief Civil Deputy Prosecutor; Jamey Ayling, Planning Manager; and 1 member of the public.

CITIZEN COMMENTS: None.

PUBLIC HEARING

ANNUAL COMP. PLAN

CDS

At approximately 5:30 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the 2025 Kittitas County Annual Docket of the Comprehensive Plan & Code Amendments.

CHAD BALA, CDS DIRECTOR, said SEPA checklist and issued a DNS without appeals and have been in conversation with Department of Commerce and they've said Docket Items 1-10 have met their requirements.

DOCKET ITEM 2024-01: CHAD BALA, CDS DIRECTOR, explained the proposed amendment was a request from the Community Development Services, to change the docketing deadline from June 30th to March 31st of each year. The Planning Commission recommended changing the proposed date to the first Friday in May, with twelve Findings of Fact.

DOCKET ITEM 2024-02: CHAD BALA, CDS DIRECTOR, reviewed the Community Development Services proposed amending KCC 17.15 of the land use table footnote's 14 & 48 pertaining to Type 1 LAMIRDs. The Planning Commission approved the change to increase the proposed footnotes with nine Findings of Fact.

DOCKET ITEM 2024-03: CHAD BALA, CDS DIRECTOR, reviewed the Community Development Services proposed updating its land use and zoning maps to reflect approved annexations that have been passed by the City of Ellensburg. The Planning Commission recommended approval with eight Findings of Fact.

DOCKET ITEM 2024-04: CHAD BALA, CDS DIRECTOR, reviewed the Community Development Services Department and the Auditor's Office proposed updates to Kittitas County Code to allow surveys to be submitted and recorded on paper instead of mylars. The Planning Commission recommended to allow an option to record surveys on paper or mylars with nine Findings of Fact.

DOCKET ITEM 2024-05: CHAD BALA, CDS DIRECTOR, reviewed the proposed amendment from the Community Development Services, to add a definition for Agritourism consistent with RCW 4.24.830, which would allow for future discussion of an Agriculture Tourism Overlay Zone and associated uses. The Planning Commission recommended approval with eleven Findings of Fact.

DOCKET ITEM 2024-06: CHAD BALA, CDS DIRECTOR, reviewed a proposed amendment from the Kittitas County's Short Term Rental Committee to establish a definition for Short Term Rental. The Planning Commission recommended approval with seventeen Findings of Fact.

DOCKET ITEM 2024-07: CHAD BALA, CDS DIRECTOR, reviewed a request from Community Development Services regarding parcels that contain split zoning of Forest & Range 20 and Agriculture-5 zoning that also lies within the City of Kittitas Urban Growth Area. The Planning Commission recommended withdrawing Docket Item 2024-07, with seven Findings of Fact.

DOCKET ITEM 2024-08: CHAD BALA, CDS DIRECTOR, reviewed a request from Community Development Services to amend the Building Code (KCC14) to create an easier process for future updates due to the WA State Code Amendment occurrences. The Planning Commission recommended denial with twelve Findings of Fact.

DOCKET ITEM 2024-09: CHAD BALA, CDS DIRECTOR, reviewed a request from the Kittitas County Public Works Department to clarify private road standards regarding private road certifications, private road design standards (Table 12.04.04-1), description of civil review processes, removal of unnecessary turnaround requirements, including code language to be consistent with Ordinance 2022-017, 2022 Article VII. Driveway Access, and mylar submittal requirements. The Planning Commission recommended approval, with twelve Findings of Fact.

DOCKET ITEM 2024-10: CHAD BALA, CDS DIRECTOR, reviewed the proposed amendment from Community Development Services, to add a preliminary plat approval revision process in KCC 16.12.260. The Planning Commission recommended approval with thirteen Findings of Fact.

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

VICE-CHAIRMAN OSIADACZ moved to approve Docket Items No. 2024-01 through 2024-06 and No. 2024-08 through 2024-10, with proposed Findings of Fact, and to withdraw Docket Item 2024-07. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

The meeting was concluded at 5:52 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Brett Wachsmith, Chairman