

**KITTITAS COUNTY
CDS STUDY SESSION MINUTES
COMMISSIONERS' AUDITORIUM, 205 WEST 5th ROOM 109
Regular Meeting**

MONDAY

2:30 PM

January 27, 2025

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

Others: Chad Bala, Jeremy Johnston, Jamey Ayling, and Shannon Johnson, Community Development Services; Stephanie Hartung, Prosecuting Attorney's Office, Amy McGuffin, Chamber of Commerce and one (1) member of the public.

At 2:30 pm Chair Osiadacz opened the Community Development Services Study Session.

CITIZEN COMMENTS (1 MIN. TIME LIMIT)

Gina Peckman introduced herself and stated that she was honored to serve on the Short Term Rental (STR) Committee. She spoke about the most recent STR committee meeting, the resolution (Resolution 2024-049) and a March 7, 2024 letter pertaining to the purview of the committee and inquired about the possibility of a Commissioner liaison attendee. She asked if Jeremy Johnston and Jamey Ayling would continue to be the committee's points of contact.

SHORT TERM RENTAL COMMITTEE UPDATE

CDS Long Range Planner Jeremy Johnston presented his staff report for the Short Term Rental (STR) Committee Update. He summarized background history on the formation of the committee and their work with CDS staff over the course of 2024. This work resulted in the creation of the STR definition and the draft public survey to solicit the public desire for STR regulations. The committee and staff are seeking guidance from the Commissioners on the intent of the resolution to determine if the Committee work will end once they determine whether STR regulations are necessary, or if the Committee charge and resolution should be clarified to include work on drafting regulations.

CDS Director Chad Bala briefed the Board with background history of the work that has been done by CDS with the committee by continuously meeting each month with the objective to go ahead and move forward to develop regulations. Commissioner Wachsmith reiterated that the committee was being utilized by CDS to move forward and develop regulations. Chair Osiadacz disclosed and discussed a recent meeting she had with an STR committee member. Director Bala noted that Jeremy Johnston was correct in that the resolution is somewhat vague and maybe the Board could take another look at amending the resolution. Commissioner Wachsmith provided background information on how the committee was formed.

Further discussion ensued in regard to Commissioner attendance for the STR committee meetings. CDS Director Chad Bala referenced the land use process and how this could cause a recuse during the final vote. Vice-Chair Wright discussed subjectivity and asked about the survey. CDS Long Range Planner Jeremy Johnston presented information on the survey which will be ready to publish on the website for feedback on February 4th, 2025. Commissioner Wright, and Director Bala discussed available statistical data. Chair Osiadacz discussed noise complaint issues. Vice Chair Wright and Commissioner Wachsmith provided rationale to move forward with the STR committee as its constructed and proceed with the survey as planned. Long Range Planner Jeremy Johnston thanked the board and stated he would proceed as directed and look forward to bringing back the survey results.

2026 PERIODIC UPDATE

CDS Director Chad Bala provided a detailed update on the 2026 Periodic Update. KCCDS is in the process of moving forward with their consultant as required by the Growth Management Act by recently completing Task 1, Deliverable 1: Project Kickoff, Charter, Communications, Meeting Agendas and Summaries. He referred the Board to the 2026 Public Participation & Project Charter packet materials and gave a synopsis of the process plan. Long Range Planner Jeremy Johnston gave a brief

presentation on the Office of Financial Management (OFM) population methodology materials provided in the agenda packet. These numbers will be presented to KCCOG in February. Vice-Chair Wright asked projection questions. Long Range Planner Johnston provided chosen OFM methodology practice clarification.

AGRITOURISM - KCCDS DIRECTION

CDS Director Chad Bala provided background information from the 2024 Annual Comprehensive Plan process during which KCCDS was successful in creating and implementing an Agritourism definition. During the January KCCOG meeting, the Chamber of Commerce was awarded monies to apply towards Agritourism. Director Bala acknowledged Chamber of Commerce CEO/President Amy McGuffin within the audience and noted that they were able to have a discussion in regard to the Agritourism work she and her consultant were planning. Director Bala noted he now had a better understanding of how CDS can move forward with the land use pieces and work in tandem with the Chamber. Vice Chair Wright discussed Senate Bill 5055 and noted that he would like to keep a close eye on this process moving forward.


OTHER BUSINESS - No Action to be taken

There was no other business.

Meeting concluded at 3:01 p.m.


Shannon Johnson

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Laura Osiasacz, Chair