

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

MONDAY

2:30 PM

February 24, 2025

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

Others: Chad Bala, Jeremy Johnston, and Shannon Johnson, Community Development Services; Stephanie Hartung, Prosecuting Attorney's Office, two(2) members of the public.

At 2:30 pm Chair Osiadacz opened the Community Development Services Study Session and informed that Short Term Rental(STR) Committee Members would be given time to speak after the Community Development Services (CDS) presentation.

CITIZEN COMMENTS (1 MIN. TIME LIMIT)

Gina Peckman introduced herself and stated that she was honored to serve on the STR Committee. She thanked the Board for establishing the STR Committee, and CDS staff for their hard work, invaluable support and guidance. She spoke about the raw data within the preliminary survey results, her views of the key themes thus far, and encouragement for innovative solutions to unite stakeholders and support opportunities for tourism.

SHORT TERM RENTAL COMMITTEE SURVEY UPDATE

Long Range Planner Jeremy Johnston presented his staff report on the STR Committee Survey Update. He provided updated data information and clarified the survey data report. He stated that as of this morning, 848 responses had been received which resulted in approximately 59% yes, and 40% no. He explained analyzation of IP addresses and the "Other" survey question. The responses were elaborate and captured immense data and the "Other" question that was posed, although difficult to quantify, proved to capture some out of the box ideas, and issues that may not have been caught otherwise. The intent of the survey was to get opinions from all areas, not just certain areas such as Suncadia.

Chair Osiadacz noted that people were very passionate in their answers, therefore she felt it was very good work, and thanked staff. She asked if Director Bala had anything to add at this point in the meeting, prior to the STR Committee members opportunity to speak. Chad

Bala, CDS Director approached the podium and clarified for the record that the STR Committee members would be speaking as individual members of the public, not as committee members on behalf of the committee as a whole.

Jessica Karraker began to speak from the audience and Chair Osiadacz requested that she come to the podium and follow protocol. Jessica Karraker introduced herself at the podium and spoke about the survey results influx thus far and asked if it had slowed down from the previous week. Long Range Planner Jeremy Johnston answered yes and elaborated on the timeframe. Jessica Karraker stated she had found the results very interesting, however, in her opinion it is still very early on in the process. She shared information about the recent STR House Bill 6% tax and explained the general idea and fiscal impact of approximately 20% in taxes and fees to book a short term rental in Kittitas County.

Chair Osiadacz discussed her initial thoughts in regard to the survey comments. She noticed a lot of comments about Chelan County's STR program and hadn't realized that their process was so widely known. She suggested looking at their standards since they did it first. Chad Bala, CDS Director agreed with Chair Osiadacz and provided background information on the subject. Before Long Range Planner Jeremy Johnston's arrival, previous Planner, Chase Pederson did some preliminary research on Chelan County. Director Bala had also been engaged in lengthy discussion with the Chelan County Director at the annual Directors conference.

Commissioner Wachsmith found the survey results interesting and asked some questions about questions #11 and #20. Long Range Planner Jeremy Johnston clarified data percentages, and gave insight for the "other" question, suggesting that maybe an option for "no regulation" could have been utilized.

Vice - Chair Wright asked questions about the status of data collection as to how many STR's currently exist in the County. Long Range Planner Johnston replied no, staff did not have this data yet. Chair Osiadacz stated that she had recently seen the data from the Chamber of Commerce's survey. CDS Director Bala stated that it was very important to obtain this information and reminded the group that he had brought this up before at a previous meeting. Vice-Chair Wright posed the question "What problem are we trying to solve?" Discussion continued regarding the most current data from the Chamber of Commerce which was recently shared at a Lodging Tax Advisory meeting. Chair Osiadacz clarified information about the Lodging Tax Advisory meeting. Vice Chair Wright posed his question again about problem solving and

further asked about quality of life and public safety. Chad Bala, CDS Director elaborated on finishing the survey process. He responded that now that we are aware that there is updated AIRDNA data available, this information can be reviewed along with the final results of the survey to compile a very good analysis to bring back to the STR committee. The discussion has been good, and we have the original basic resolution, but now we will be able to move forward with the committee to reach our goals.

Chair Osiadacz reiterated why the committee was formed, based on feedback from constituents in District #2; specifically, town hall forums in Cle Elum and Easton. She noted that the survey results show a wider range of perspectives. CDS Director Bala expanded that the results show very good participation, public comment and a larger representation of the overall community.

Jessica Karraker asked if there would still be an Open House. Chad Bala, CDS Director responded that depends on once we get done and where we go from there. If the Board advises the committee to start working on regulations, then we get a draft together, go out for public comment and open houses etc. Gina Peckman spoke about the current issues with upper county short term rentals and the opportunity for increased tourism. Director Bala provided background information on the Master Plan Resort developments in relation to this process. Chair Osiadacz thanked him for all the hard work. Director Bala thanked the Committee as well.

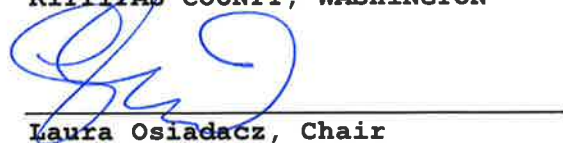
OTHER BUSINESS - No Action to be taken

There was no other business.

Meeting concluded at 2:55 p.m.


Shannon Johnson

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Laura Osiadacz, Chair