

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

MONDAY

2:30 PM

June 8, 2026

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

Others: Chad Bala, Bradley Gasawski, Jamey Ayling, Gail Weyand, Community Development Services, Stephanie Hartung, Chief Civil Deputy, and (0) members of the public.

At 2:30 pm Vice-Chairman Wachsmith opened the Community Development Services Study Session.

CITIZEN COMMENTS

There were no citizen comments.

RESOLUTION APPROVING PUBLIC LANDS ADVISORY COMMITTEE BYLAW AMENDMENTS.

CDS Director Bala introduced Bradley Gasawski to present the Public Lands Advisory Committee item.

Bradley Gasawski presented a request for Board approval of amendments to the Public Lands Advisory Committee bylaws. Gasawski reported:

- The committee was established by Resolution 2013-134 on November 18, 2013.
- The current bylaws were adopted by Resolution 2015-086 on May 19, 2015. Gasawski stated it's been over 11 years since the bylaws have been amended.
- The proposed amendments were intended to clarify:
 - appointment terms,
 - attendance requirements, and
 - The chair's role in voting.
- The committee had unanimously approved the proposed amendments before forwarding them to the Board.

APPROVED

June 16, 2026

Vice-Chairman Wachsmith commented that the redline version was appreciated and stated there were no questions.

Commissioner Osiadacz made a motion to approve a resolution to amend the Public Lands Advisory Committee Bylaw Amendments.

Vice-Chairman Wachsmith seconded.

Motion passed all in favor.

RESOLUTION ESTABLISHING A SIX-MONTH EMERGENCY MORATORIUM ON TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Director Bala presented a request to establish an emergency moratorium on TDR applications for six months. Director Bala explained:

- The County had experienced an influx of TDR applications that appeared outside the intended purpose of the TDR program.
- The TDR program is intended to conserve natural resource lands, forest lands, critical areas, and other sensitive lands by transferring development potential into Urban Growth Areas (UGAs), where higher density is intended.
- Some recent applications involved transferring density off UGA lands, which staff stated was inconsistent with the program's intended purpose.

Director Bala further advised:

- Within 60 days, staff expected to bring forward an ordinance with findings of fact supporting the moratorium.
- Staff would also develop a work program to evaluate revisions to the TDR code and potentially consider alternatives, including rescinding the program or exploring TDR banking.
- The emergency moratorium would apply only to new applications. Existing vested applications and previously issued TDR certificates would continue to be honored.

Commissioner Osiadacz made a motion to approve a resolution establishing a six-month emergency moratorium on Transfer of Development Rights (TDR.)

Vice-Chairman Wachsmith seconded.

Motion passed all in favor.


OTHER BUSINESS

There was no other business.

Meeting concluded at 2:36 p.m.



Gail Weyand, Chief
Administator

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Brett Wachsmith, Vice-
Chairman