

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

TUESDAY

2:00 P.M.

AUGUST 4, 2026

Board Members Present: Chairman Brett Wachsmith and Vice-Chairman Laura Osiadacz.

Others Present: Jodi Larsen, Office Administrator; Mandy Buchholz, Office Administrator; Chad Bala, Community Development Services Director; Jeremy Johnston, Long Range Planner; Ellie Myers, Planner I; Stephanie Hartung, Chief Civil Deputy Prosecutor; and five members of the public.

PUBLIC HEARING MORATORIUM ON TRANSFER OF DEVELOPMENT RIGHTS CDS

At 2:00 p.m., **CHAIRMAN WACHSMITH** opened a Public Hearing to consider extending the moratorium on the Transfer of Development Rights (TDR) code for one (1) year.

CHAD BALA, COMMUNITY DEVELOPMENT SERVICES DIRECTOR, reviewed the staff report and asked Jeremy Johnston, Long Range Planner, to provide additional information regarding the requested moratorium.

JEREMY JOHNSTON, LONG RANGE PLANNER, explained that the Washington State Department of Commerce had determined the language in the current Transfer of Development Rights code did not meet applicable legal standards and required revision. Staff is requesting the moratorium to allow sufficient time to conduct a comprehensive review and develop revisions that comply with state legal requirements.

THOSE PRESENT & TESTIFYING: PAT DENEEN commented that the review and revision should not take more than 90 days. Mr. Deneen provided a redlined version of the code that he believes would resolve the language discrepancies.

JACK PIPER expressed his appreciation for the Board taking the necessary time to thoroughly review the code and ensure the revisions are completed accurately. He also emphasized the permanent nature of Transfer of Development Rights once they are approved and implemented.

APPROVED

9/1/2026

TOM MORRIS also encouraged the Board to take the time necessary to ensure the revisions are completed correctly and with the long-term public interest in mind. While he agreed that the moratorium is appropriate, he expressed that one year seemed longer than necessary and encouraged the Board to strive to complete the revisions within 90 days.

RESOLUTION NO. 2026-133 TDR MORATORIUM EXTENSION CDS

VICE-CHAIRMAN OSIADACZ moved to approve Resolution No. 2026-133, extending the moratorium on accepting new applications for the use and implementation of Section 17.13, Transfer of Development Rights. **CHAIRMAN WACHSMITH** seconded the motion. Motion carried 2-0.

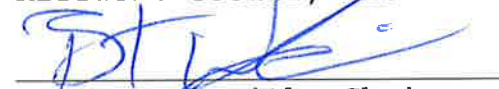
The meeting was concluded at 2:37 p.m.

OFFICE ADMINISTRATOR



Jodi Larsen

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Brett Wachsmith, Chairman