COMMISSIONERS' MINUTES
KITTITAS COUNTY, WASHINGTON
COMMISSIONER'S CONFERENCE ROOM
SPECIAL MEETING

TUESDAY **9:00 A.M.** **OCTOBER 6, 2026**

Board members present: Chairman Brett Wachsmith, Vice-Chairman Laura Osiadacz; Commissioner Jeff Leichleiter.

Others: Mandy Buchholz, Office Administrator; Zack Dehaven, Budget and Finance Director; Kady Porterfield, Event Center Director; Charlie Smith, Projects & Contracts Manager; Therese Murphy, Deputy Prosecutor III; and 3 members of the public.

PUBLIC COMMENT

Tom Morris, commented on three items on the Board's 10:00 a.m. Agenda Session under the Consent Agenda relating to Transfer of Development Rights (TDRs). He expressed concern that the items may have been misunderstood and that there may be conflicts with Kittitas County Code (KCC) requirements and zoning provisions. Mr. Morris urged the Board to pause consideration of the items, conduct additional research, and address any potential code issues before proceeding, noting that there could be significant ramifications.

Jack Piper, stated that he agreed with Mr. Morris's concerns and added that he believes there are misinterpretations within the KCC regarding Urban Growth Areas (UGAs) that conflict with the Code. Mr. Piper stated that approximately 200 TDRs are awaiting processing and urged the Board not to approve the current items until the identified code issues have been reviewed and corrected.

SPECIAL MEETING **BOWLING ALLEY** **COMMISSIONERS**

At 9:07 a.m. Chairman Wachsmith discuss the Bowling Alley Purchase and Sale Agreement noting there was a desire for a decision on the issue of recording the Lease to Title.

The Board discussed the original proposal from Ryan Wales of C.R. Wales Investments to exercise an option under the existing lease agreement and purchase the County-owned commercial building located at 830 N. Poplar Street, formerly occupied by the Rodeo Bowl.

It was discussed that Mr. Wales of C.R. Wales Investments has been leasing and renovating the building for the development of Strike Central, a 12-lane bowling and entertainment facility. The lease was executed in January 2023 for a five-year term. The Board reviewed the proposed purchase price of $860,000 and discussed the timing of

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the transaction, including current interest rates and potential changes over the remaining term of the lease.

Staff noted the importance of completing the transaction in a timely manner should the Board approve the proposed sale.

The Board discussed the proposed sale and related considerations.

The Board requested additional time and asked for a follow-up meeting in approximately one week, noting they would like Mr. Wales to be present.

Meeting concluded at 9:21 a.m.

OFFICE ADMINISTRATOR

Mandy Buchholz

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Brett Wachsmith, Chairman