

**KITTITAS COUNTY  
CDS STUDY SESSION MINUTES  
COMMISSIONERS' AUDITORIUM, 205 WEST 5TH ROOM 109 - ELLENSBURG  
Special Meeting**

**WEDNESDAY**

**10:30 AM**

**October 31, 2018**

Board members present: Chairman Laura Osiadacz, Vice-Chairman Obie O'Brien, and Cory Wright

**Others:** Lindsey Ozbolt, Jeremy Johnston, Calvana Carper (CDS), Mark Cook, Candy Leader (PW), Clay Myers (KCSO) and two members of the public.

**Meeting was called to order at 10:34 A.M.**

**REQUESTING BOCC SIGNATURE OF MYLAR GRANTING FINAL APPROVAL FOR THE SUNCADIA PH. 3 DIV.14 PLAT (LPF-18-000007 AND LP-18-00002)**

Jeremy Johnson briefed the board with the details of the final plat. Commissioner O'Brien motioned to approve signature on LPF-18-00007 & LP-18-00002. Commissioner Wright seconded the motion and the motion passed 3-0.

**CRITICAL AREAS ORDINANCE UPDATE**

Lindsey Ozbolt, Planning Official briefed the board with an update of the critical areas ordinance. The critical areas ordinance has gone through multiple technical groups, citizen advisory board, and will be presented to the Planning Commission for consideration on November 27, 2018. If the Planning Commission approves then the critical area ordinance would be presented to the Board of County Commissioners December 6<sup>th</sup>, 2018 for adoption.

**DISCUSSION REGARDING VACATION RENTALS**

Commission Osiadacz read correspondence submitted to her by a concerned Upper County citizen regarding vacation rentals such as VRBO and Air BnB. Commissioner O'Brien suggested a subtle yet effective model to regulate noise violators would be an escalating scale for citations. Undersheriff Myers weighed in on the issue, he stated that there has been 3 noise violation calls in 7 years to vacation rentals. He believes it is the county's responsible to educate homeowners. Commissioner Osiadacz requested Undersheriff Myers to compile a jurisdictional noise ordinance report in the past year and bring it back to the board for review.

**APPROVED**  
12/18/18

**DISCUSSION REGARDING ARMENDMENTS TO THE SOLAR PRODUCTION FACILITIES OVERLAY MAP AND REGULATIONS**

Director Carlson questioned the board on what type of permitting they would like to see permitted for Zone 3. There was discussion on which type of lands would be available as well as if an administrative conditional use would be applicable or not. The board gave Director Carlson direction to come back to the next with the difference in conditional use and administrative conditional use along with a mapping system.



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Calvana Carper

**KITTITAS COUNTY  
COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**



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Laura Osiadacz, Chairman