

**COMMISSIONERS' MINUTES
KITTITAS COUNTY, WASHINGTON
WEBEX
SPECIAL MEETING**

WEDNESDAY

6:00 P.M.

DECEMBER 2, 2020

Board members present via WebEx: Chairman Brett Wachsmith; Vice-Chairman Laura Osiadacz; and Commissioner Cory Wright.

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Deputy Clerk of the Board II; Neil Caulkins, Deputy Prosecutor; Dan Carlson, CDS Director; Mark Cook, Public Works Director; Mike Flory, Building Official; Pat Nicholson, Fire Marshal; Bridget Pechtel, Planner II; and 1 member of the public.

This meeting was provided to the public via WebEx and they were previously notified on the Agenda as to where they could access and provide public comments.

PUBLIC HEARING

ANNUAL DOCKET

CDS

At 2:00 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the 2020 Kittitas County Annual Docket Amendments.

DAN CARLSON, CDS DIRECTOR reviewed a Staff Report relating to the 2020 Annual Docket of Amendments to the Kittitas County Comprehensive Plan and Kittitas County Code. He said the original Docket has included 11 items, but on November 3, 2020 the Board of County Commissioners removed Docket Item 8.

DOCKET ITEM 20.01 - DAN CARLSON, CDS DIRECTOR reviewed a request to amend the definition of Special Care Dwelling in Kittitas County Code Chapter 17.08.500, to include park model trailers. The item would also amend the land use table to provide standards for park model trailers in special care dwelling uses. The Planning Commission recommended approval of the amendments to the language stating the park model trailers shall obtain the same building permit as for placement of a manufactured home. **MIKE FLORY, BUILDING OFFICIAL** reviewed how the definition of park model trailers come from the State's RCW's and WAC's. He also provided information on inspections and permitting.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20.01 and to include the amendments proposed by the Planning Commission.
COMMISSIONER WRIGHT seconded.

APPROVED
12/15/2020

COMMISSIONER WRIGHT said the amendments would assist in providing safeguards to address public health concerns. **VICE-CHAIRMAN OSIADACZ** felt having additional options would help with the older population in our community. Motion carried 3-0.

DOCKET ITEM 20.02 - DAN CARLSON, CDS DIRECTOR reviewed a request to amend Kittitas County Code Chapter 17.15, land use tables to allow agricultural cold storage in Rural and Resource Zoning Districts. The Planning Commission unanimously recommended approval of the item.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THE THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20.02, as presented. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20.03 - DAN CARLSON, CDS DIRECTOR reviewed an amendment to Kittitas County Code Chapter 17.70, to provide a sign code to allow greater height and area for Commercial Zones fronting highways. The amendment would also add a Conditional use Permit option for signs that exceed the required standards. The Planning Commission recommended approval of the request.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20.03, as presented. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20.04 - DAN CARLSON, CDS DIRECTOR reviewed an amendment to the zoning map to reflect approved annexations that were passed by the City of Ellensburg in 2020. The Planning Commission recommended approval of the request.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20.04, as presented. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20.05 - DAN CARLSON, CDS DIRECTOR reviewed an amendment to Kittitas County Code Chapter 16.10 to update the existing survey requirements for Boundary Line Adjustments. The Planning Commission recommended approval of the item with the recommendation that the proposed language be amended to address the setting of property corners when weather will not allow. **MARK COOK, PUBLIC WORKS DIRECTOR** provided information on the proposed amendment and recommended the Board's approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20.05, as amended by the Planning Commission. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20.06 - DAN CARLSON, CDS DIRECTOR reviewed an amendment to the Land Use Tables in Kittitas County Code Chapter 17.15 to allow an impound yard in the Snoqualmie Pass LAMIRD. The Planning Commission recommended approval. **MARK COOK, PUBLIC WORKS DIRECTOR** provided information and recommended Board approval of the request.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20.06, as presented. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20.07 - DAN CARLSON, CDS DIRECTOR reviewed an amendment to Kittitas County Code Chapter 18.15.060 to allow nurseries by Conditional Use Permit in Rural Recreational Zoning Districts. He said the Prosecutors office advised Staff of the potential of a GMA challenge for having commercial in the rural zone. The Planning Commission voted to deny the amendment and remand it back to Staff to further develop recommendation. He indicated Staff did not have a recommendation at this time either. He explained how Conditional Use Permits are reviewed on a case by case basis and are allowed conditions to be placed on them as allowed by County Code. **NEIL CAULKINS, DEPUTY PROSECUTOR** said the Planning Commission's recommendations were not driven by the possibility of a GMA challenge, but more to seek definitions of nursery characteristics and development. **MR. CARLSON** said they could develop standards and still keep it as a Conditional Use Permit.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to remand Docket Item 20.07 back to Staff in order to consider minimum conditions; bring it back expeditiously to the Planning Commission for their recommendations; and then to the Board of County Commissioners, before the 2021 Docket. **CHAIRMAN WACHSMITH** seconded.

COMMISSIONER WRIGHT reviewed reasons he would not be supporting the proposal as presented. **CHAIRMAN WACHSMITH** said he would like more clarity on the amendment and would support the motion. Motion carried 2-1 (Commissioner Wright opposed).

DOCKET ITEM 20.08 - DAN CARLSON, CDS DIRECTOR said this item had been removed from the Docket by the Board of County Commissioners on November 3, 2020.

DOCKET ITEM 20.09 - DAN CARLSON, CDS DIRECTOR reviewed the proposed amendment which would allow pre-application conference waivers for applicant meeting a set of criteria and standards. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 20-09, as presented. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20-10 - DAN CARLSON, CDS DIRECTOR reviewed the proposed amendment to update Kittitas County Code Chapter 13.40, to transfer authority for Water Mitigation and Metering from the Public Health Department to the Public Works Department. The Planning Commission recommended approval with a vote of 3 to 1.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket item 20-10, as amended by the Planning Commission. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

DOCKET ITEM 20-11 - DAN CARLSON, CDS DIRECTOR reviewed Docket Item 20-11, to update Kittitas County Code Chapter 20.05 to authorize Fire & Life Safety Inspections for Short-Term Rentals. **PAT NICHOLSON, FIRE MARSHAL** reviewed the proposed amendments and clarified information from the Board questions. **NEIL CAULKINS, DEPUTY PROSECUTOR** also clarified information for the Board.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING SPECIFIC TO THIS ITEM WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to remand Docket Item 20-11 back to Staff; to form a committee with members of the fire community; short term rental community; to develop a plan for possible implementation into the County Code. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

The meeting was adjourned at 8:05 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Brett Wachsmith, Chairman