

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

MONDAY

5:30 P.M.

DECEMBER 9, 2024

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

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Office Administrator; Jamey Ayling, Planning Official; Josh Fredrickson, Public Works Director; Stephanie Hartung, Chief Civil Deputy Prosecutor; 3 members of the public and Attorney Joseph Rehberger (via Webex).

APPEAL HEARING

SEPA APPEAL HEARING

CDS

At 5:30 p.m. **CHAIRMAN WACHSMITH** opened an Appeal Hearing to consider a SEPA Appeal of the 2024 Kittitas County Annual Docket of Comprehensive Plan Docket Item #2024-13.

JAMEY AYLING, PLANNING OFFICIAL, explained how there'd been a lot of contention over the process. He stated the County received a notice from the Appellant and they've agreed to a continuance of the Appeal Hearing to December 17, 2024, at 2:00 p.m.

VICE-CHAIRMAN OSIADACZ moved to continue the SEPA Appeal Hearing of the 2024 Kittitas County Annual Docket of the Comprehensive Plan Docket Item #2024-13. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

PUBLIC HEARING

ANNUAL DOCKET

CDS

At 5:33 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the 2024 Kittitas County Annual Docket of Comprehensive Plan and Code Amendments (Docket Item #'s 24-11 through 24-13 and reconsideration of Docket item #24-08).

JAMEY AYLING, PLANNING OFFICIAL, reviewed a Staff Report for Docket Item 24-11, the Spring Tree Ranch Non-Project Rezone (CP-24-00002 & RZ-24-00002). He indicated it was a non-project rezone of 3 parcels, equaling 27.27 acres, currently zoned Agriculture 5 to Planned Unit Development. Staff recommended approval of the request subject to Findings of Fact and Conclusions.

PAT DENEEN, PROPONENT, reviewed the vicinity map and described their application materials. He explained how a non-project action was the first step of a three-step process to get to final plat.

THERE BEING NO PUBLIC REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING RELATING TO DOCKET ITEM 24-11 WAS CLOSED.

VICE CHAIRMAN OSIADACZ moved to approve Docket Item 24-11, Spring Tree Ranch Non-Project Rezone. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

JAMEY AYLING, PLANNING OFFICIAL, reviewed Docket Item 24-12, the Flying A Land Non-Project Rezone (CP-24-00003 & RZ-24-00003). He reviewed a Staff Report and included information regarding the proposed rezone of 9 parcels, equaling 91 acres, currently zoned Agriculture 5 to Planned Unit Development to match the adjacent properties. The location is south of Game Farm Road, east of Wilson Creek Road, and west of Vantage Highway.

PAT DENEEN, PROPONENT, reviewed the Flying A Land Non-Project Rezone. He provided some history of the request and application materials. He recommended the Board approve the non-project rezone application.

THERE BEING NO PUBLIC REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING RELATING TO DOCKET ITEM 24-12 WAS CLOSED.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 24-12, the Flying A Land Non-Project Rezone (CP-24-00003 & RZ-24-00003). **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

JAMEY AYLING, PLANNING OFFICIAL, reviewed Docket Item 24-08, proposing to amend the Building Code (KCC 14) to create an easier process for future updates due to the WA State Code Amendment occurrences. He said the Board could either go with the Planning Commission's recommendation of denying the request or go with Staff's recommendations of approval.

VICE-CHAIRMAN OSIADACZ moved to approve Docket Item 24-08, as recommended by Staff. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.


The meeting was concluded at 6:23 p.m.

CLERK OF THE BOARD



Julie Kjosrvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Brett Wachsmith, Chairman