What Issues Have Been Addressed?

- Establishing an Urban Growth Boundary Around the City of Kittitas
- Providing a “set” to the Planned Unit Development has removed a large amount of urban character development from “rural” areas.
- Eliminating “one-time” splits
- Replacing “Performance-Based Cluster Plats” with “Cluster” and “Conservation Plats”
- Changing 3-acre zones to 5-acre zones
- Provided a “variety of rural densities” meeting the GMA

Legal Issues to be Addressed

- Providing “measures” within Plan policies designed to protect the “rural” character which the County wishes to protect.
- Adopting “imperative” language within the Rural element to assure protection of the County’s “rural” character
- Showing how Development Regulations enforce the “measures” that have to be provided within the Plan to protect rural character
- Demonstrating how adopted “measures” incorporate the intent of LAMIRD policies. (New issue brought through “Reconsideration”)
- Showing how water quality and quantity is protected in the Comprehensive Plan and Development Regulations.
“Measures” to be Considered

• Change some policies to be more directive when they provide greater protection of rural character

• Indicate the ordinance changes that have been adopted to implement these “measures”

• Describe how “suggestive” policies which “encourage” actions will remain when they are not connected to protection of rural character

• Drop policies which are suggestive where ordinances or regulations are being considered but have not been adopted. Examples include “Design Committee” and “Wildlife-Urban Interface” policies.

• Address water use activities for protection of quantity and quality of water for domestic purposes

<table>
<thead>
<tr>
<th>RESIDENTIAL Zoning classification applies in the following LMIs: Snoqualmie Pass Type 1, Easton Type 1, Ronald Type 1 and Vantage Type 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>One family dwelling</td>
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<tr>
<td>Two family dwelling</td>
</tr>
<tr>
<td>Parks and playgrounds</td>
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<tr>
<td>Public and parochial schools</td>
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<tr>
<td>Public libraries</td>
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<tr>
<td>Any use not listed which is nearly identical to a permitted use, as judged by the administrative official</td>
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<tr>
<td>Accessory Dwelling Unit</td>
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<tr>
<td>Accessory Living Quarters</td>
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<tr>
<td>Special Care dwelling</td>
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<tr>
<td>Temporary trailers</td>
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<tr>
<td>Adult family home</td>
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<tr>
<td>Special Care dwelling</td>
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<tr>
<td>Public utility building Utilities</td>
</tr>
</tbody>
</table>
| The offices of a physician, dentist or other professional person when located in his or her dwelling, also home occupations engaged in by individuals within their dwellings are permitted provided that no window display is made or any sign shown other than one not exceeding two square feet in area and bearing only the name and occupation of the occupant. | Home occupations are now listed as a permitted use. Home occupations in this zone are subject to Footnote 27 which carries forward the restrictions from 2009.
New Proposed Regulations

- New, non-exempt water uses outside of the Upper Kittitas County Rule area (defined in WAC 173-539A) will be limited and metered.
- Limitations: Annual average of 350 gallons per day for indoor domestic use and up to 500 square feet of outdoor use. Limit of 1050 gallons on any given day.
- Meters will be required on new, non-exempt uses only.
Exempt Uses

- Existing residential/domestic use prior to November 1, 2013
- Parcels that have a complete building permit application submitted prior to November 1, 2013
- Stock watering and industrial use per RCW 90.44.050
- Existing exempt use of ½ acre irrigation of non-commercial lawn or garden prior to November 1, 2013
- Replacement wells
- Replacement of a dwelling unit with a pre-existing water source

Scenarios

- Shared Wells
- Mother-in-law houses or garage converted to residence
- Group B public water systems
- Irrigation of ½ acre lawn or garden
- Replacing manufactured home with stick built house
- Expired building permits

Enforcement

- Voluntary compliance will be sought
- Intentional tampering
- Corrective actions via Title 18
Process
- Individual Well Site Review
- Adequate Water Supply Determination
- Up front fees
- Annual fee

Meter Specifications
- Meters will be purchased and installed by property owner
- Compatible with Automatic Meter Reading System
- Measure total water flow with sweep hand
- Mainline installation
- Accessible location

Installation & Inspection of AMRS
- Installation and inspection completed by Kittitas County Public Health Department staff
- Water flow must be functional at time of installation
- Building department notified prior to Certificate of Occupancy
Monitoring

- Meters reading schedule

<table>
<thead>
<tr>
<th>Recording Period</th>
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<tbody>
<tr>
<td>October 1 - March 31</td>
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<tr>
<td>April 1 - June 30</td>
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<td>July 1 - July 31</td>
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<td>August 1 - August 31</td>
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<tr>
<td>September 1 - September 30</td>
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- Additional readings when deemed necessary.

Questions?