

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
11-04	Bowers Field Overlay Zone	Amend Comprehensive Plan text for the Kittitas County Airport and Title 17 to establish a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and include renewable energy resources as an outright permitted use. Amendments to include a new overlay zone on the zoning map and related Comprehensive Plan and Zoning Code text amendments.	Staff	Dan	Docket

Kittitas County Community Development Services prepared proposed amendments for a new Bowers Field Overlay Zone. These amendments were docketed with CDS prior to the June 30th docketing deadline.

This amendment is being proposed to reduce regulatory barriers for renewable energy project such as solar farms on Bowers Field properties subject to FAA approval. Portions of the overlay zone are within the IPZ and would facilitate partnerships with various groups and attracting new business and industries associated with renewable energy projects to be located at Bowers Field.



**DRAFT—August 5, 2011**

*Kittitas County Comprehensive Plan, 2.2.7. Kittitas County Airport, is amended as follows:*

GPO 2.91N The County should promote economic development and employment opportunities for the Airport Industrial Zone and Bowers Field Overlay Zone.

GPO 2.91P The County should promote renewable energy developments and industries within the Bowers Field Overlay Zone.

*Kittitas County Code, Title 17, ZONING, is amended as follows:*

**17.12.010 Zones designated.**

**1.** The unincorporated territory of Kittitas County is divided into the following land use zones:

R	Residential
R-2	Residential II
RR	Rural Residential
UR	Urban Residential
A-3	Agricultural 3
A-5	Agriculture 5
A-20	Agricultural 20
R-3	Rural 3
R-5	Rural 5
CA	Commercial Agriculture
CF	Commercial Forest
C-L	Limited commercial
C-G	General commercial
C-H	Highway commercial
PUD	Planned Unit Development
I-L	Light Industry
I-G	General Industry
F-R	Forest and Range
HT-C	Historic Trailer court
L-H	Liberty historic zone
A	Airport
MPR	Master planned resort

**2. The unincorporated territory of Kittitas County includes the following overlay zones and areas:**

**Agricultural Study Overlay Zone**

**Agricultural Production District**

**Airport Overlay Zoning District**

**Bowers Field Overlay Zone**

**Forest Study Overlay Zone**

**Wind Farm Resource Overlay Zone**

**Wind Farm Resource Overlay Zone – Pre-identified Areas for Siting**  
**Wind Farm Resource Overlay Zone – Swauk Ranch**

*[Note to Reader: The proposed amendments for KCC 17.12.010 above are also related to Docket Items 11-01 and 11-02.]*

17.28.020 Uses permitted.

**10. Minor and major alternative energy facilities, excluding wind farms and wind turbines, and other renewable energy projects are a permitted use within the Bowers Field Overlay Zone.**

17.48.020 Permitted uses.

**23. Minor and major alternative energy facilities, excluding wind farms and wind turbines, and other renewable energy projects are a permitted use within the Bowers Field Overlay Zone.**

*The Kittitas County Official Zoning Map is amended as follows:*

