

Kittitas County Code

Title 15 Environmental Policy

15.04.090 Flexible thresholds for categorical exemptions

1. Kittitas County establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:

- a. For residential dwelling units in WAC 197-11-800(1)(c)(i): up to nine dwelling units.
- b. For agricultural structures in WAC 197-11-800(1)(b)(ii): (A) For projects located in urban growth areas ~~and urban growth nodes~~: covering up to then thousand square feet.
- c. For projects located in all other areas: thirty thousand square feet.
- d. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(i)(b)(iii): up to twelve thousand square feet of gross floor area and up to forty parking spaces.
- e. For parking lots in WAC 197-11-800(1)(b)(iv): up to forty parking spaces.
- f. For landfills and excavations in WAC 197-11-800(1)(b)(v): up to five hundred cubic yards.

Title 15A Project Permit Application Process

15A.13. Site Plan Review

Sections:

15A.13.010 Purpose

15A.13.020 Applicability

15A.13.030 Procedures

15A.13.040 Criteria for Approval

15A.13.050 Amendments to Approved Site Plans

15A.13.060 Appeals of Site Plan Determinations

15A.13.010 Purpose

Site plan review is an evaluation of development plans to identify compliance with applicable regulations, requirements and standards; to ensure that the proposal is coordinated with known and planned development on adjacent sites and within the subarea; to determine whether roads, access, capital facilities and utilities are adequate to serve the proposed development; and to ensure that development will protect the health, safety and general welfare of County residents.

15A.13.020 Applicability

Site plan review and approval is required prior to the development, occupancy or use of any site within the Snoqualmie Subarea. Site plan review shall apply to all new development, redevelopment, expansion or site improvements that will change the physical conditions of a site and is required prior to issuance of building permit. Site plan review is not intended to review and determine the appropriateness of a given use on a particular site.

15A.13.030 Procedures.

A. The process for review of a site plan shall be as follows:

1. Review of proposals that are consistent with the applicable land use designation in the Comprehensive Plan and Snoqualmie Pass Subarea Plan, and with the applicable zoning designation shall be processed as an administrative decision and shall be determined by the Director of Community Development Services pursuant to KCC 15A.07.

2. Review for proposals that also require preliminary subdivision approval or zoning reclassification shall be heard and decided by the Hearing Examiner, consistent with the procedures rezones specified in KCC 15A.03.

B. Site plan review may be conducted independently or concurrently with any other development approval or permit required by this title.

C. Preapplication conference. A preapplication conference between the applicant and County staff is optional but is recommended. Refer to KCC 15A.03.020.

D. Application Requirements. An application for site plan review shall include the following:

1. Narrative description of the proposal including: (a) site size, building size, and impervious surface coverage, and amount of area devoted to open space and recreation, landscaping and parking; calculations of gross and net density (b) designations of the property in the Comprehensive Plan, Snoqualmie Subarea Plan and zoning; (c) elevations and perspective drawings of proposed structures and other proposed improvements; (d) any agreements, covenants or other provisions that affect the proposal; and (e) signatures, mailing addresses and phone numbers of all owners of record or agents of the subject property.
2. Vicinity map, showing site boundaries and existing roads and accesses within and bounding the site;
3. Site plans, drawn to a scale no less than one inch equals fifty feet, showing the location and size of uses, buffer and open space areas, landscaped areas, areas of disturbance outside building footprints, and any existing structures, easements and utilities;
4. Topographic map, based on a site survey, delineating existing contours at no less than 5-foot intervals, and which locates existing streams, wetlands and other natural features;
5. Conceptual landscape plan;
6. Parking and circulation plan;
7. Preliminary stormwater management plan;
8. Preliminary utilities plan;
9. Other reports or studies as determined applicable by the Director, including but not limited to geotechnical, critical areas, and/or traffic;
10. SEPA environmental checklist unless the proposal is categorically exempt per KCC 15.04, Environmental Policy, or the applicant has agreed to prepare an environmental impact statement;
11. A list of the names and addresses of property owners of record within 500 feet of the project boundaries.

The Director of Community Development Services may modify these requirements based on the size, scope and complexity of the proposal.

E. Review and processing of applications for site plan review shall follow the procedures for review of other project permits as specified in KCC 15A.03.

15A.13.040 Criteria for Approval

To be approved, or approved with conditions, a site plan must be consistent with the County’s Comprehensive Plan and the Snoqualmie Pass Subarea Plan, and with all applicable development regulations, codes and other County requirements. A proposed site plan shall also satisfy the criteria of KCC 17.60B.050.

15A.13.050 Amendments to Approved Site Plans

Proposed alterations to an approved site plan shall be processed consistent with KCC 17.36.070.

15A.13.060 Appeals of Site Plan Decisions

Appeals of decisions on site plans shall follow the procedures of KCC 15A.07.

Land Use Process Table

Modify table at end of Chapter 15A to add site plan review as follows:

<u>ADMINISTRATIVE</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>
	<u>Public Comment Period</u>	<u>Open Record Hearing</u>	<u>Decision</u>	<u>Open Record Appeal</u>	<u>Closed Record Appeal</u>	<u>Judicial Appeal</u>
<u>Site Plan Review</u>	<u>15 days</u>	<u>None</u>	<u>Staff</u>	<u>BCC</u>	<u>None</u>	<u>Sup. Court</u>

Title 17 Zoning

Chapter 17.37 Master Planned Resorts

17.37.020 Definitions.

1. “Existing resort,” consistent with RCW 36.70A.362, means a resort in existence on July 1, 1990, and developed, in whole or part, as a significantly self-contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities. An existing resort may include other permanent residential uses, conference facilities, and commercial activities supporting the resort, but only if these other uses are integrated into and consistent with the on-site recreational nature of the resort.
2. Master planned resort, “consistent with RCW 36.70A.360, means a self-contained and fully integrated planned unit development, located in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreations facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.
3. “Short-term visitor accommodations “means the following master planned resort accommodation unites: (1) hotel or motel units; (2) time-share and fractionally owned units; (3) recreational vehicle sites with power and water; and (4) vacation and second homes as described below.

A master planned resort accommodation unit is a vacation or second home for purposes of this section unless its occupant(s) is either (1) registered to vote at such unit’s resort address or (2) receive its/their Kittitas County annual property tax assessment for such unit,,s address, in which case such unit shall be considered a permanent residence for all purposes under this section. (ord. 2000-13, 2001)

17.37.040 Applications/approvals required for new master planned resorts.

1. A master planned resort may be authorized by the county only through approval of a master planned resort development permit in conjunction with approval by the board of county commissioners of a development agreement as authorized by Chapter 15A.11.KCC Development Agreements, and TCW 36.70B.170 through 36.70B.210. Consistent with KCC 15A.11.020(B) and RCW 36.70B.170, the development agreement approved by the board of county commissioners must set forth the development standards, applicable to the development of a specific master planned resort, which may include, but are not limited to: (1) permitted uses, densities and intensities of uses, and building sizes; (2) phasing of development, if requested b the applicant; (3) procedures for review of site-specific development plans; (4) provisions for required open space, visitor-oriented accommodations, short-term visitor accommodations, on-site recreational facilities, and on-site retail/commercial services; (5) mitigation measures imposed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and other

development conditions; and (6) other development standards including those identified in KCC 15A.11.020(E) and RCW 36.70.B.170(3).

2. Required Applications/Approvals. In addition to approval of a MPR development permit and a development agreement as set forth in subsection A of this section, a master planned resort shall require the following approval from the county: (1) a site-specific amendment of the comprehensive plan land use designation map to master planned resort; provided, that the sub-area planning process described in Chapter 15B.03 KCC, Amendments to the Comprehensive Plan, may be used if deemed appropriate by the applicant and county; and (2) a site-specific rezone of the county zoning map to master planned resort zoning district pursuant to Chapter 17.98 KCC, Amendments. The comprehensive plan amendment or subarea plan and rezone may be processed by the county concurrent with the master planned resort development permit and development agreement required for approval of a master planned resort.
3. Planned Actions Authorized. If deemed appropriate by the applicant and the county, a master planned resort project may be designated by the county as a planned action pursuant to the provisions of Chapter 15A.09 KCC, Planned Actions. (Ord. 2000-13, 2000)

17.37.050 Applications/approvals required for existing resorts.

1. Designation. An existing resort may be designated by the county as a master planned resort, consistent with RCW 36.70A.362, through approval of a sub-area plan and adoption of an MPR zoning overlay. The sub-area plan and applicable zoning shall establish the range of uses, and the density, intensity and character of development that is permitted within the resort.

2. Development applications. Following designation of the site as an MPR, a property owner may submit a site-specific development application to the County which shall include an application for site plan review per KCC 15A.13. A development agreement, consistent with KCC 15A.11 and RCW 36.70B.170, may be submitted in conjunction with each development application.

3. Environmental review pursuant to the State Environmental Policy Act (SEPA, RCW 43.21C), shall occur and shall address significant impacts associated with development and redevelopment of the existing resort.

Chapter 17.08 Definitions

17.08.035 Agriculture Study Overlay Zone

Properties containing prime farmland soils, as defined by United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210, and located in the former Thorp Urban Growth Node Boundaries and outside of LAMIRD boundaries.

Chapter 17.29 A-20 Agricultural Zone

17.29.020 Uses permitted.

A. The following uses are permitted:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Single family homes not including mobile homes or trailer houses;
5. Duplexes and residential accessory buildings;
6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
7. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
8. Community clubhouses, parks, playgrounds, public utility buildings, pumping plants and substations;
9. Commercial greenhouses and nurseries;
10. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
11. Existing cemeteries;
12. Airport;
13. Processing of products produced on the premises;
14. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
15. Home occupations that do not involve outdoor work or activities, which do not produce noise.
16. Gas and oil exploration and construction;
17. Uses customarily incidental to any of the above uses;
18. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
19. Accessory Dwelling Unit (if in UGA or UGN)
20. Accessory Living Quarters
21. Special Care Dwelling
22. Hay processing and container storage. (Ord. 2007-22, 2007; Ord. 92-1 (part), 1992; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

B. Agriculture Study Overlay Zone: The list of permitted in subsection A shall apply, except that the following uses are not permitted:

1. Parks and playgrounds;
2. Public and parochial schools, public libraries;
3. Duplexes and residential accessory buildings;
4. Community clubhouses, parks, playgrounds, public utility buildings, pumping plants and substations;
5. Airport;
6. Gas and oil exploration and construction;

17.29.040 Lot size required.

A. Minimum lot (homesite) requirements in the agricultural (A-20) zone are:

1. Twenty acres for any lot or parcel created after the adoption of the ordinance codified in this chapter, except that one smaller lot may be divided off any legal lot; provided such parent lot is at least eight acres in size; and provided, that such divisions are in compliance with all other county regulations (e.g., on-site septic system). Parcels must be located within the Agriculture-20 zone at the date of the adoption of this code. Once this provision has been applied to create a new parcel, it shall not be allowed for future parcel subdivision, while designated commercial agricultural zone. Onetime splits shall be completed via the short plat process. The onetime parcel split provision should be encouraged where it is adjacent to ongoing commercial agricultural practices, especially since the intent of this provision is to encourage the development of homesite acreage rather than removing commercial agricultural lands out of production.
2. In no case shall there be more than two dwellings (residences) on any lot or tax parcel unless such parcel is twice the required minimum (twenty-acre) size. (Ord. 2007-22, 2007; Ord. 96-15 (part), 1996; Ord. 95-13 (part), 1995; Ord. 83Z-2 (part), 1983; Res. 83-10, 1983)

B. Agriculture Study Overlay Zone: Properties containing prime farmland soils with capability grades between 1 and 4 shall be a minimum of 20 acres in size.