

| Docket Item No. | Project Name | Brief Description of Suggested Amendment | Who Suggested Amendment | Staff Lead | Staff Rec. to PC | PC Rec. to BOCC | Staff Rec. to BOCC |
|-----------------|-----------------------------------|--|--------------------------------------|----------------|-----------------------------|---------------------------------------|--|
| 19.05 | Snoqualmie LAMIRD setback changes | KCC 17.16 Residential and 17.18 Residential 2, to increase front yard setbacks to 25 feet and decrease rear yard setbacks to 15 feet within the Snoqualmie LAMIRD. | Kittitas County CDS and Public Works | CDS - Planning | Amend the code as proposed. | Amend the code as proposed. Vote: 4-0 | Approve as recommended by Staff and PC |

Community Development Services Department and Public Works are proposing amending KCC 17.16 and 17.18 to change the front setback requirement from 15 feet to 25 feet. Snow storage has proven difficult with the current 15 foot front setback within these residential zoning designations. The rear property setback would then be reduced from 25 feet to 15 feet to offset the reduction of building space lost from the 10 foot setback increase in the front yard. *(No change proposed between August and September 2019 drafts. Language has been re-written to clearly indicate the setback changes only apply in the Snoqualmie Pass LAMIRD as was the original intent of this item in the November 2019 draft, this is what was presented to Planning Commission on October 29th)*

Planning Commission Recommendation: D. Chance made motion and M. Monahan seconded to recommend BOCC approval of changes to Snoqualmie LAMIRD setbacks as presented by staff. Motion passed 4-0.

BOCC DRAFT – November 2019

Kittitas County Code Title 17 Zoning, amendment to Section 17.16.060, 17.16.080, 17.18.060 and 17.18.080 is proposed as follows:

17.16.060 Yard requirements - Front.

a) There shall be a front yard having a minimum depth of fifteen (15) feet, unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on the abutting lots on either side if both lots are occupied. If one (1) lot is occupied and the other vacant, the setback shall be the setback of the occupied lot plus one-half (½) the remaining distance to the required fifteen (15) foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be fifteen (15) feet.

b) The front yard setback depth shall be twenty-five (25) feet for parcels within the Snoqualmie Pass LAMIRD.

17.16.080 Yard requirements - Rear.

a) There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building.

b) The rear yard setback depth shall be fifteen (15) feet to the main building for parcels within the Snoqualmie Pass LAMIRD.

17.18.060 Yard requirements - Front.

a) There shall be a front yard having a minimum depth of fifteen feet (15), unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on the abutting lots on either side if both lots are occupied. If one (1) lot is occupied and the other vacant, the setback shall be the setback of the occupied lot plus one-half (½) the remaining distance to the required fifteen (15) foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be fifteen (15) feet.

b) The front yard setback depth shall be twenty-five (25) feet for parcels within the Snoqualmie Pass LAMIRD.

17.18.080 Yard requirements - Rear.

a) There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building. However one accessory structure may be constructed within five (5) feet of the rear lot line.

b) The rear yard setback depth shall be fifteen (15) feet to the main building for parcels within the Snoqualmie Pass LAMIRD.

Staff Note:

***Original Staff Documents shown in the August and September 2019 Drafts have been re-written to clearly indicate the setback changes only apply in the Snoqualmie Pass LAMIRD as was the original intent of this item, this is what was presented to Planning Commission on October 29th ***