

**17.28A.100 Access requirement.**

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot (60) right-of-way or existing county road. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

**17.28A.110 Setback lines.**

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half (1½) miles:
  - a. (Publisher's note: this item intentionally left blank.)
  - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
    - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
    - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use zones will be provided;
2. (Publisher's note: this item intentionally left blank.)
3. Within one hundred (100) feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;
4. Feedlots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

**17.28A.130 Repealed.**

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

**17.28A.140 Repealed.**

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

**Chapter 17.29****A-20 – AGRICULTURE ZONE\*****Sections**

- 17.29.010 Purpose and intent.
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- 17.29.080 Yard requirements – Sale or conveyance restrictions.
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- 17.29.100 Repealed.
- 17.29.110 Access.
- 17.29.120 Special setback requirements.
- 17.29.130 Repealed.

\* For provisions on the right to farm for protection of agricultural activities, see Ch. 17.74. For provisions on the commercial agricultural and commercial agricultural overlay zones, see Ch. 17A.55.

Prior history: Ords. 81-Z-1, 80-Z-2, 68-1.

**17.29.010 Purpose and intent.**

The agriculture (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. (Ord. 2013-008, 2013; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

**17.29.020 Allowed uses.**

Uses allowed in the agriculture (A-20) zone include those uses pursuant to KCC Chapter 17.15. (Ord. 2013-008, 2013; Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2011-013, 2011; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 92-1 (part), 1992; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

**17.29.030 Repealed.**

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 2001-13 (part), 2001; Ord. 93-6 (part), 1993; Ord. 92-1 (part), 1992; Ord. 90-10 (part), 1990; Res. 83-10, 1983)

**17.29.040 Lot size required.**

1. Minimum lot (homesite) requirements in the agricultural (A-20) zone are:
  - a. (20) acres, unless within a conservation plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting
  - b. In no case shall there be more than one dwelling (residence) on any lot or tax parcel unless such parcel is twice the required minimum (twenty-(20)-acre) size.
  - c. One-half (½) acre for lots in a conservation plat.
2. Agriculture Study Overlay Zone: Properties containing prime farmland soils with capability grades between 1 and 4 shall be a minimum of twenty (20) acres in size. (Ord. 2016-023, 2016; Ord. 2013-001, 2013; Ord. 2010-014, 2010; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 96-15 (part), 1996; Ord. 95-13 (part), 1995; Ord. 83Z-2 (part), 1983; Res. 83-10, 1983)

**17.29.050 Yard requirements – Front yard.**

There shall be a minimum front yard of twenty-five (25) feet. (Ord. 2013-001, 2013; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

**17.29.060 Yard requirements – Side yard.**

Side yard shall be a minimum of five (5) feet. (Ord. 2019-013, 2019; Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.29.070 Yard requirements – Rear yard.**

There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.29.075 Yard requirements – Zones Adjacent to Commercial Forest Zone**

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

**17.29.080 Yard requirements – Sale or conveyance restrictions.**

No sale or conveyance of any portion of a lot for other than a public purpose shall leave a structure or the remainder of the lot with less than the minimum lot, yard, or setback requirements of this zone. (Res. 83-10, 1983)

**17.29.090 Dimensional requirements.**

The minimum average lot width shall be two hundred (200) feet. No platted lot or parcel may be created with a dimensional ratio greater than 4:1. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.29.100 Division of nonconforming lots.**

Repealed by Ord. 95-13. (Res. 83-10, 1983)

**17.29.110 Access.**

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-(60)-foot right-of-way or existing county road. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.29.120 Special setback requirements.**

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted):

1. Within one and one-half (1½) miles:
  - a. (Deleted by Ord. 88-5)
  - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
    - i. Provisions made that all other operations (subdivisions 1 and 2 of Section 17.28.110A1) shall be conducted in compliance with all state and county health regulations, and
    - ii. Reasonable protection from any potential detrimental effects such use might have on surrounding properties will be provided.
2. (Deleted by Ord. 87-11)
3. Within one hundred (100) feet:
  - a. Barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic.
4. Feed lots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 88-5 (part), 1988; Ord. 87-11 (part), 1987; Res. 83-10, 1983)

**17.29.130 Repealed.**

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

**Chapter 17.30**

**R-R – Rural Recreation Zone\***

**Sections**

17.30.010 Purpose and intent.

17.30.020 Allowed uses.

17.30.040 Lot size required.

17.30.050 Yard requirements.

17.30.055 Yard requirements– Zones Adjacent to Commercial Forest Zone.

\* Chapter 17.19 R-3 – Rural-3 Zone was renumbered from 17.30 (Ord. 2013-001, 2013)

**17.30.010 Purpose and intent.**

The purpose and intent of the Rural – Recreation zone is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County. (Ord. 2013-001, 2013)

**17.30.020 Uses permitted.**

Uses allowed in the Rural Recreation zone include those uses pursuant to KCC Chapter 17.15. (Ord. 2013-001, 2013)

**17.30.040 Lot size required.**

The minimum residential lot size in the Rural Recreation zone shall be:

1. Five (5) acres, unless within a cluster plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting;
  2. For lots in cluster plats, the county may approve lots as small as one half (½) acre with the ability to increase the base density of one (1) unit per five (5) acres to a density of 0.4 units per acre (2 units per 5 acres), provided development rights are transferred pursuant to KCC Chapter 17.13.
- (Ord. 2013-001, 2013)

**17.30.050 Yard requirements.**

There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet. (Ord. 2013-001, 2013)

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use  * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 <sup>49</sup>	Rural 5 <sup>49</sup>	Ag 20 <sup>49</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>A. Agriculture</b>								
Agricultural Enhanced Uses*			p <sup>55</sup>	p <sup>55</sup>		p <sup>55</sup>		
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	CU <sup>23</sup>		CU <sup>23</sup>	CU <sup>**</sup>		P		
Agriculture production*	p <sup>24</sup>	P	P	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>
Farm Stand,*	p <sup>22</sup> / AC <sup>51</sup>	p <sup>22</sup> / AC <sup>51</sup>	p <sup>22</sup> / AC <sup>51</sup>	p <sup>22</sup> / AC <sup>51</sup>	p <sup>22</sup> / AC <sup>51</sup>	P	p <sup>22</sup> / AC <sup>51</sup>	p <sup>22</sup> / AC <sup>51</sup>
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	
Feedlot*			CU	CU <sup>**</sup>				
Grazing*	P	P	P	P	P	P	P	P
Marijuana processing*								
Marijuana production*								
Marijuana, retail sales*								
Nurseries	P	P	P	CU <sup>**</sup>		P		
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	AC <sup>45</sup> / CU	AC <sup>45</sup> / CU	AC <sup>45</sup> / CU	AC <sup>45</sup> / CU				
U-Pick/U-Cut Operations*	P / AC <sup>51</sup>	CU	P / AC <sup>51</sup>	P / AC <sup>51</sup>			CU	
Farm Visit	CU	CU	AC <sup>51</sup>	AC <sup>51</sup>	CU	Cu	CU	p <sup>52</sup>
Commercial Activities associated with agriculture*	AC		AC					
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>B. Civic Uses/Community Services</b>								
Cemetery	p <sup>21</sup>	p <sup>21</sup>	p <sup>21</sup>	CU <sup>**</sup>				
Clubhouses, fraternities and lodges*	AC <sup>44</sup>	AC <sup>44</sup>	AC <sup>3</sup>	AC <sup>35</sup>	AC		AC	
Cultural and education facilities					P		P	
Libraries			CU <sup>3</sup>			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private*	p <sup>25</sup>		p <sup>25</sup>	CU			CU	
Interpretive Center*			AC	AC			AC	
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>C. Commercial</b>								
Auction sales of non-agriculture products						CU		
Bank						CU		

Solar Power Production Facilities	57	57	57	57	57	57	57	57
Utilities	P <sup>9</sup> /ACU <sup>9</sup> /CU <sup>9</sup>	P <sup>9</sup> /ACU <sup>9</sup> /CU <sup>9</sup>	P <sup>10</sup> /ACU <sup>10</sup> /CU <sup>10</sup>	P <sup>9</sup> /ACU <sup>9</sup> /CU <sup>9</sup>	P <sup>11</sup> /ACU <sup>11</sup> /CU <sup>11</sup>	P <sup>9</sup> /ACU <sup>9</sup> /CU <sup>9</sup>	P <sup>9</sup> /ACU <sup>9</sup> /CU <sup>9</sup>	P <sup>9</sup> /ACU <sup>9</sup> /CU <sup>9</sup>
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

\*\* Publisher's Note: Footnote 37 was erroneously referenced in this section by Ordinance 2013-001

**17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
2. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
  - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
  - b. The shelters must conform with all applicable building and health regulations;
  - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
  - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six (6) or fewer individuals receiving care in a twenty-four (24) hour period are permitted; in-home daycares with seven to twelve (7-12) individuals receiving care in a twenty-four (24) hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
10. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
  - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
  - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
  - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
  - d. Adequate and convenient vehicular access, circulation and parking should be provided;
  - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.
14. The following standards shall apply to the approval and construction of mini-warehouses:
  - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
  - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
  - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
  - d. Lease documents shall spell out all conditions and restrictions of the use;
  - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
16. Limited to farm implement repair and maintenance.
17. Limited to offices directly related to tourism and recreation.
18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
19. Limited to composting facilities.
20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
21. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
23. Hay processing, and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permit.
24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
25. Existing schools are permitted; new schools require a conditional use permit. Not permitted in the Agriculture Study Overlay Zone.
26. Recreational vehicle storage may be enclosed or outdoor storage of recreational vehicles or both. Permitted where the use is only serving a residential PUD or in the Rural Recreation and Forest and Range zoning districts and subject to the following standards and conditions:
  - a. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
  - b. Unless it is limited to serving a residential PUD and otherwise permitted or authorized, recreational vehicles shall not be stored outside when the site is contiguous to a residential zoning district.
  - c. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC 17.15.060.2 Footnote 60.
  - d. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
    - i. Contiguous to a State Highway, or
    - ii. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.

- iii. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.
  - e. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
    - i. Storage areas shall be enclosed with a minimum five-foot-high, security fence. The applicant may be required to provide additional plans for aesthetic improvements and/or site-screening.
    - ii. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
    - iii. Findings shall be made that the proposal does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
    - iv. Measures shall be taken to protect ground and surface water.
- Electric Vehicle Infrastructure subject to provisions of KCC Chapter 17.66.
27. Subject to the following requirements:
    - a. ADUs shall be allowed as a permitted use within designated UGAs;
    - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside UGAs;
    - c. Only one ADU shall be allowed per lot;
    - d. Owner of the property must reside in either the primary residence or the ADU;
    - e. The ADU shall not exceed the square footage of the habitable area of the primary residence;
    - f. All setback requirements for the zone in which the ADU is located shall apply;
    - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
    - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
    - i. The ADU shall provide additional off-street parking;
    - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
    - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
  28. Subject to the following requirements:
    - a. Accessory Living Quarters shall be located within an owner-occupied primary residence;
    - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
    - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
    - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
    - e. Accessory Living Quarters are to provide additional off-street parking;
    - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
  29. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
  30. Subject to the following requirements:
    - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
    - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
    - c. Placement is subject to obtaining a building permit for the manufactured home;
    - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
    - e. The Special Care Dwelling unit cannot be used as a rental unit;
    - f. The Special Care Dwelling unit must be removed when the need for care ceases;
    - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
    - h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.
    - i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.
  31. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
    - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
    - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
    - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
    - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
  32. Subject to the provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
  33. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
  34. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
  35. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
  36. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
  37. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.
  38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
  39. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
  40. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
  41. Pursuant to RCW 70.128.140.
  42. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
  43. Includes truck stop operations. Minor repair work permitted.
  44. Limited to facilities that serve traditional rural or resource activities (such as granges).
  45. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
  46. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
  47. Limited to seasonal, non-structural hay storage.
  48. Services limited to resource based industries

vehicles such as travel trailers, camping trailers, truck campers and motor homes. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has a green and silver insignia from the Department of Labor and Industries. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 98-22 (part), 1998)

**17.08.465A Recreational vehicle park.**

"Recreational vehicle park" means land designed to accommodate predominantly recreational vehicles (RVs) used as temporary living quarters for recreation or vacation purposes with sewage facilities approved by the County Health Department and a maximum allowable stay of one hundred eighty (180) days in a calendar year. (Ord. 2013-012, 2013)

**17.08.465B Recreational vehicle/equipment service and repair.**

This definition is the same as "Vehicle/equipment service and repair" (KCC 17.08.560A) except that it is limited to recreational vehicles, not limited to motorized vehicles and equipment and does not include gas and service stations stay of one hundred eighty (180) days in a calendar year. (Ord. 2019-013, 2019;)

**17.08.466 Refuse disposal/recycling.**

"Refuse collection/recycling" means a facility for the collection of solid waste or recyclables for sorting, compaction, composting, processing (including changing the form of materials) or transfer to a landfill. This definition excludes concrete recycling. (Ord. 2013-001, 2013)

**17.08.467 Religious institutions.**

"Religious institutions" means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use. (Ord. 2013-001, 2013)

**17.08.468 Resource based industry.**

"Resource based industry" means an industry based on natural resources including but not limited to recreation-related tourism, agriculture, fisheries, forestry and mining. (Ord. 2013-001, 2013)

**17.08.469 Restaurant.**

"Restaurant" means a retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation, This definition excludes taverns. (Ord. 2013-001, 2013)

**17.08.469A Retail sales**

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales.

(Ord. 2014-015, 2014; Ord. 2014-004, 2014; Ord. 2013-001, 2013)

\* Publisher's Note: § 17.08.469A was erroneously included. This section should refer to 17.08.395.

**17.08.470 Rezone.**

"Rezone" means an amendment to the zoning ordinance, requiring the same enactment as an original zoning. (Res. 83-10, 1983)

**17.08.471 Rock Crushing.**

"Rock crushing" means an activity which reduces the size and weight of rock material into useable building or landscaping material. (Ord. 2013-001, 2013)

**17.08.469 RV Storage.**

A commercial indoor and or outdoor space/area used to store recreational vehicle for any amount of time.. (Ord. 2018-001, 2013)

**17.08.472 Services.**

"Services" means establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops, retail laundry and dry-cleaning including coin-operated, garment alterations and repair, photo studios, shoe repair, pet grooming, photography and photo reproduction, real estate offices, personal accountants, entertainment media rental or other indoor rental services, and repair of personal or household items. (Ord. 2013-001, 2013)

**17.08.480 School, public or private.**

"Public or private school" means an institution which offers instruction and study required to be taught in the public schools of the state of Washington. Trade schools are specifically excluded from this definition. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.08.485 Shooting range.**

"Shooting range" means an area or facility designated or operated for archery (including crossbows), and/or the discharging and operation of lawfully possessed, lawful firearms, as defined in RCW Chapter 9.41; with the exception of:

1. Any law enforcement or military shooting range; or
2. Incidental target practice areas on private property.

(Ord. 2013-001, 2013; Ord. 2009-25, 2009)

**17.08.487 Sending site.**

"Sending site" means designated lot or lots from where landowners may sell their development rights in exchange for placing a conservation easement on the property. (Ord. 2009-25, 2009)

**17.08.490 Small-scale event facility.**

"Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events.

(Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 98-22 (part), 1998)

**17.08.500 Special care dwelling.**

"Special care dwelling" means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. O-2006-01, 2006)

**RR-G5:** Activities generally should not require extension of urban governmental services.

**RR-G6:** Land use should be consistent with protection of surface and ground water flows and recharge/discharge areas.

“Rural development” refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element.” (RCW 36.70A.030(17))

“Rural governmental services” include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. (RCW 36.70A.030(18))

The Resource section of this Chapter refers to the commercial agriculture, forest, and mineral resources of long-term significance that are not characterized by urban growth. (RCW 36.70A.170)

### **8.3 POLICIES**

Kittitas County planning policies help define rural and resource lands, appropriate land uses and service levels, and unique rural features. They also identify innovative land use techniques which may be used to protect these features.

Rural policies are intended to enhance and protect the County’s rural character, and to encourage appropriate rural land use patterns and service levels. As Kittitas County is a primarily rural area, many of the goals and policies listed in this and other elements are intended to be interpreted through a broad-spectrum rural lens. Rural Lands planning policies include:

**RR-P1:** The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

**RR-P2:** In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

**RR-P3:** The use of cluster platting and conservation platting shall be encouraged in specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.

**RR-P4:** A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

**RR-P5:** Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development.

**RR-P6:** Allow for lands which offer adequate supply of rock and gravel resources located in areas compatible for such uses and conditioned so that operation does not negatively impact rural character.

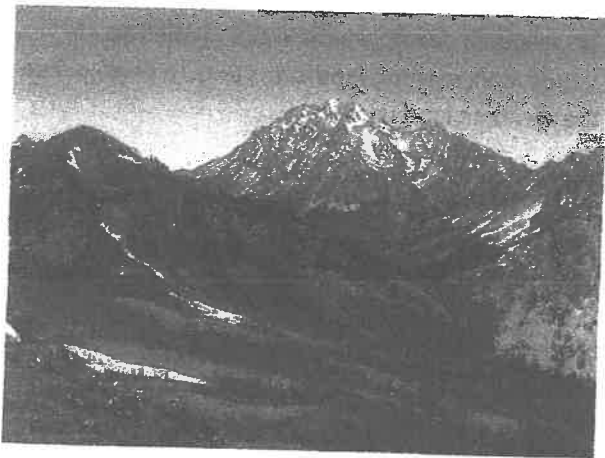
**RR-P7:** Policies will be consistent with Kittitas County's "right to farm" ordinance, 17.74 KCC.

## 8.4 RURAL LANDS

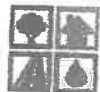
### 8.4.1 Introduction

Kittitas County's rural land use designation consists of a balance of differing natural features, landscape types, and land uses. Rural land uses consist of dispersed and clustered residential developments, farms, ranches, wooded lots, and agricultural and recreational/commercial and industrial uses that serve local, national and international populations as customers. Rural landscapes encompass the full range of natural features including wide open agriculture and range land, forested expanses, rolling meadows, ridge lines and valley walls, distant vistas, streams and rivers, shorelines and other critical areas.

Rural lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. "Rural character," as identified through scientific research over the past two decades, indicates that residents of rural communities, homebuilders, and planners see it in various ways depending upon the community and the rural area. This research demonstrates that "rural character" is not identical in all areas and must be determined by communities. Overall, the research shows that "rural character" is best determined by concepts existing within the community such as existing densities and building materials (Tilt, et. al., 2006), "nature-related areas" particularly having forest, not just trees, and open spaces related to the community (Kaplan, Austin, 2004, 2003, and 2001), and "natural amenities and perception of recreational and (individual community) residential development" (Mascouriller, 2002). Study shows that cluster development, when used not to increase density creating suburban or urban-like environments, are most marketable, and preserve "open spaces" desired by communities and potential residents most effectively of all development techniques at this time (Burney, 2006 and Lacey, 1990).



Kittitas County residents, through an extensive public involvement process in 2012, provided descriptions of "rural" that they wish to preserve. Such descriptions include many of the conclusions presented by scientific research including, "natural open spaces and streams," "forests," "recreational opportunities and spaces," "agriculture lands and activities," "mountain views," and "development away from urban areas." These descriptions capture the essence of "rural





character” in Kittitas County, and fall squarely within the broad definition in RCW 36.70A.030.

“Rural character” in Kittitas County is predominantly a visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with a variety of rural development and recreational opportunities. Many sizes and shapes of properties can be found in the Rural Lands as well as assorted economic activities and opportunities, small rural residential development, and recreational opportunities throughout the County. The Interstate and State Highway systems which traverse the length and width of the County introduce countless travelers and visitors to the County. The County’s highways and byways provide access to opportunities and means to create and preserve agri-tourist activities. They also provide access to extensive outdoor recreation activities identified by State law and by residents of Kittitas County as being “rural.” This rich mix of uses and transportation systems allows the variety of lifestyle choice, which makes up the fabric of rural Kittitas County community life.

The most common uses in rural lands are agriculture, recreation and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these activities in areas they occur and are appropriate. Some choose a private, more independent lifestyle, or space for small farm activities. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors designed in ways that enhance and preserve rural character.

One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. This Comprehensive Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County’s rural areas. Residents should expect County services, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases.

#### 8.4.2 Planning for Rural and Resource Lands

Present rural land uses in Kittitas County are a mixture of diverse development patterns stemming from trends established decades ago. The County has been characterized as having an abundance of rural uses including the strong recreational opportunities throughout the entire area. The existence of mountainous topography, intense forest lands, and large lakes in the Upper Kittitas County area draws large populations to skiing, camping, hunting, and hiking opportunities. Vibrant river and stream waters invite sports fishermen from around the State to the area. Hunting is prevalent in all areas of the County, including the middle portion of the region where sage and tall grasses are abundant for game bird and mammal habitat.

The Lower Valley of Kittitas County has extensive irrigation and rich soils which have been valuable for agriculture and vital to the economy. Many farms have existed over a century and are very characteristic of the County’s dominant rural character. Small, unincorporated communities exist throughout the County. These communities provide distinct, yet small scale services which rural residents depend upon. Many of these communities are located within “Limited Area of More Intensive Rural Development” or LAMIRDs as defined with the Washington State Growth Management Act. Combined, this mix of rural densities and uses has created a landscape unique to Kittitas County’s rural lifestyle.

The Rural and Resource element is intended to preserve rural character through adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the County's water resources and insuring appropriate services and facilities for such environments.

A variety of rural densities characteristic to a rural environment are encouraged through the adoption of goals and policies within this Element. This Element also provides for a variety of rural uses which are compatible with the County's rural character, and decrease the need for road and utility improvements, police and fire protection, schools in rural areas and other services often found in more urban environments. Without limiting these types of urban services, their existence can often contribute to "rural sprawl," or the scattering of development throughout rural areas which can be inconsistent with an identified rural character. The proper mix of rural uses and densities permits rural growth to be accommodated in a variety of areas where it is compatible with both resource and urban activities.

The goals and policies of this Element are also intended to provide for the preservation of viable and vibrant landscapes associated with rural character. At the same time, these policies seek to capitalize on the recreational characteristics while preserving the natural resources in the County.

### *Nonconforming Lots*

Nonconforming lots, i.e. lots that do not meet the County's current zoning standards - present a challenge to the County's plans to preserve the rural character of the County outside Urban Growth Areas. A recent count yielded approximately 5,900 nonconforming lots that fall below the minimum lot size for the rural areas. These are legally created lots that were created prior to the current zoning and subdivision rules.

Because these lots were created legally, they are theoretically capable of being developed in the future. However, in practical terms, the majority of these lots are unlikely to be able to meet existing development standards, ranging from legal access (many are landlocked) to meeting the minimum lot size necessary for the provision of septic systems and a well (since neither public water nor sewer are available).

Addressing the issue of nonconforming lots is a challenge that the County recognizes will need long-term, incentive-based approaches. Over time the County may consider inclusion of those nonconforming lots most capable of future development for inclusion in a Transfer of Development Rights program or some similar incentive program.

### 8.4.3 Purpose of Rural Lands

Following are goals that relate to the general intent of Rural Lands:

**RR-G7:** The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

**RR-G8:** The County should strive to sustain and protect the westerly mountainous, recreational open-space, and its easterly non-resource agricultural and rangeland activities.

**RR-G9:** The County should continue to explore ways to provide rural economic opportunity.



**RR-G10:** The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

**RR-G11:** The County should provide for infrastructure and services necessary to rural development.

The *policies* outlined below are intended to reduce conflicting land uses within the entire County's rural area while providing a variety of rural densities, protecting open spaces, and insuring that appropriate services and facilities are provided for rural developed environments.

**RR-P8:** Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

**RR-P9:** Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

**RR-P10:** Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

**RR-P11:** Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

**RR-P12:** Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base, including agriculture.

**RR-P13:** Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

**RP-14:** Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

**RP-15:** Give preference to land uses in Rural-designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

**RR-P16:** Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

**RR-P17:** Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

**RR-P18:** Buffer standards and regulations should continue to be developed that will be used between incompatible rural uses.

**RR-P17:** Cottage and home occupations which are rural in nature are allowed within all rural land use designations and regulations. Impact upon surrounding environments and upon existing public services shall be considered when such industries are proposed.

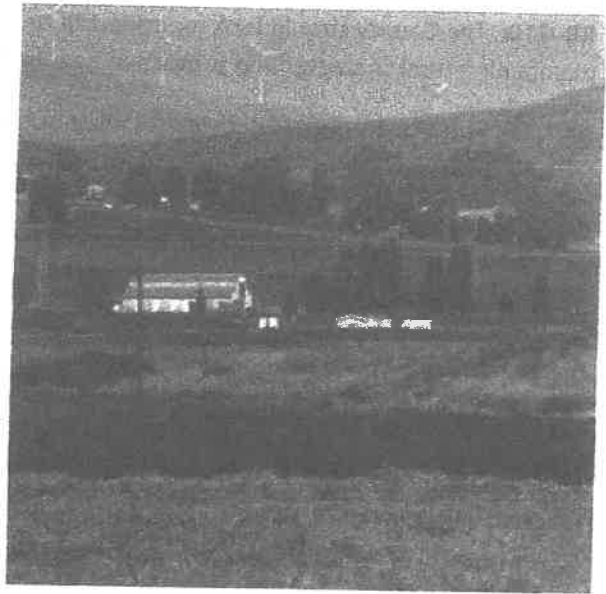
**RR-P18:** Future "General Commercial" zones will not be allowed outside Urban Growth Areas and LAMIRDs.

**RR-P19:** Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

**RR-P20:** Residential and commercial buildings outside Type 1 LAMIRDs will be located in areas buffered by vegetation to maintain Kittitas County's historic rural character.

**RR-P21:** Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed.

**RR-P22:** Provisions will be made for roadside stands, farmers' markets, "U-pick," and customer share cropping operations.



#### 8.4.4 Rural Designations

Rural Lands are divided by function of the uses intended. The purpose of placing certain lands in these land use designations is to accommodate these various functions. The following *goals* are intended to guide the designation of rural lands:

**RR-G12:** Permit residential development in rural areas which enhance and protect rural character.

**RR-G13:** Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County.

**RR-G14:** Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

**RR-G15:** Provide opportunity for limited development of rural community.

#### 8.4.5 Rural Land Use Descriptions

Rural areas provide a choice in living environments through a mix of large lots and existing smaller lots in rural centers and Limited Areas of More Intensive Rural Development (LAMIRDs).

Table 8-1 identifies the Rural Land Use designations within the Kittitas County rural areas and corresponding zoning classifications. The table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the rural areas of the County.



Four land use designations have been identified within the Rural Land Use Plan. **Rural Residential** lands are those which are adjacent or near UGAs or LAMIRDs. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas. Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces. Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

The second rural designation within the Plan is the **Rural Working** lands. Uses within this designation generally encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with the rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel sizes compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands.

**Rural Recreation** is the third land use designation. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The final rural lands designation is **Limited Areas of More Intensive Rural Development, or LAMIRDs**. These areas are often small, rural communities where rural residents and others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions. LAMIRDs are typically areas that were developed prior to the enactment of the Growth Management Act.

Zone classifications shown in **Table 8-1** outline the zones designed to achieve the goals and policies outlined in the designations. There are relatively few classifications within the Rural Residential and Rural Working lands. Most zoning classifications exist within the LAMIRDs since they allow a broader and more intense mix of uses.

**Table 8-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages**

Type of Land Use	Land Use	Use Intensity	Description	Acres	Zoning Classification	Acres <sup>1</sup>
Resource	Commercial Agriculture	Resource Lands	Agricultural lands of long-term commercial significance	289,515.8	Commercial Agriculture	289,515.8
	Commercial Forest	Resource Lands	Forest lands of long-term commercial significance	800,275.0	Commercial Forest	800,275.0
	Mineral Lands	Resource Lands	Mineral lands of long-term commercial significance	5,690.7	Zoning Classification Varies <sup>2</sup>	5,690.7
<b>Section Total:</b>						<b>1,095,481.5</b>
Rural	Rural Working	Low	Supports Ag, Timber and Mineral uses not in resource lands	328,754.3	Agriculture 20	111,226.4
					Forest and Range	217,527.9
	Rural Residential	Moderate	Residential opportunities with rural character outside of UGAs and LAMIRDS	29,900.9	Agriculture 5	11,921.6
					Rural 5	17,936.5
					General Commercial	0.7
					Planned Unit Development	42.1
	Rural Recreation	Moderate	Activities to support and enhance recreational opportunities	10,461.9	General Commercial	22.0
					Master Planned Resort	6,444.5
					Planned Unit Development	363.8
	LAMIRD	More Intense	Non-incorporated urban-like development	1,210.4	Rural Recreation	3,681.7
					Agriculture 20	28.3
					Agriculture 3	42.4
					Forest and Range	77.6
					General Commercial	194.2
					General Industrial	4.7
Highway Commercial					45.2	
Light Industrial					36.3	
Limited Commercial					13.6	
Planned Unit Development					218.0	
Residential	412.3					
Residential 2	41.8					
Rural 3	42.4					
Rural 5	53.6					
<b>Section Total:</b>						<b>370,327.6</b>
<b>County Total:</b>				<b>1,465,809.1</b>	<b>1,465,809.1</b>	

<sup>1</sup> Acreages are approximate.

Note: The totals in this table are subject to change based on improved accuracy of GIS shapefiles and assessor's information.



## *Rural Residential*

Following are the goals of the Rural Residential designation:

**RR-G16:** Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

**RR-G17:** Generally, provide services supporting rural development and lower population densities.

**RR-G18:** Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

**RR-G19:** Permit siting in areas generally without commercial activity.

**RR-G20:** Protect residential activities from flooding areas and natural hazard areas.

**RR-G21:** Preserve views of open space while providing opportunity for variety of rural densities.

The following are policies for activities on Rural Residential lands:

**RR-P23:** Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands. However, municipal services may be provided to a Master Planned Resort which is approved pursuant to County Comprehensive Plan policies and development regulations so long as all costs directly attributable to the extension of such services to the resort or community, including capacity increases, are fully borne by the resort or community.

**RR-P24:** Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

**RR-P25:** New rural residential development shall provide adequate water for domestic use.

**RR-P26:** Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD)) on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

**RR-P27:** Electric and natural gas transmission and distribution facilities may be sited in any areas of Kittitas County including "Rural" designated areas, municipalities, UGAs, Master Planned Resorts, and LAMIRDS.

**RR-P28:** Public services and public facilities established under RCW 36.70A.070(5)(d) are limited to just those necessary to serve the developed area boundaries and will not be allowed to expand into adjacent Rural Lands.

**RR-P29:** Essential public facilities as defined in RCW 36.70A.200 shall be allowed located in rural lands when:

- The nature of the facility requires spaces for operation not commonly found in UGAs
- Can be self-supporting and not depend upon services of municipalities
- Operational needs require use of rural lands

Operation of such facilities will not affect the activity or nature of rural lands.

**RR-P30:** Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect fish & wildlife habitat and migration corridors.

**RR-P31:** County restrictions on free-running dogs shall be developed and enforced.

**RR-P32:** Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

**RR-P33:** Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

**RR-P34:** The benefits of cluster residential development will be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, will be developed to preserve the rural character existing in the area where clustering is proposed.

**RR-P35:** Cluster residential development in forested areas will be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

**RR-P36:** Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

**RR-P37:** Innovative housing developments which preserve rural character will be encouraged.

**RR-P38:** Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements.

**RR-39:** Public benefits of cluster platting that are provided as Transfer Development Rights lots shall be specifically identified on recorded plats and maintained through easements, covenants, plat notes or other mechanisms.

### *Rural Working*

Following are the goals pertaining to the designation of Rural Working lands:

**RR-G22:** Provide preservation of agriculture activities where producers can live and work on their own lands separate from Resource Lands.

**RR-G23:** Support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.





**RR-G24:** Provide some buffer between rural residential lands and resource lands.

**RR-G25:** Provide areas of low intensity land use activities within the agriculture and forest activities.

The following are policies for activities on Rural Working lands:

**RR-P40:** Conveyance instruments including plats and short plats, development permits and building permits, within 500 feet of land designated as Rural Working lands or Resource Lands shall contain a notice to potential buyers and residents as directed within RCW 36.70A.060(1)(b).

**RR-P41:** Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

**RR-P42:** Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

**RR-P43:** Kittitas County will continue to research new land use techniques such as Transfer Development Rights, Purchase of Development Rights and open space preservation tools to provide economic incentives to farmers to continue agriculture activities.



**RR-P44:** Planned Unit Developments (PUD) should be prohibited in Rural Working land zones.

**RR-P45:** Commercial/Industrial development in Rural Working lands shall be compatible to the rural environment, and must be developed as determined necessary to not significantly impact surface and groundwater.

**RR-P46:** Development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location will be adopted for development within or adjacent to forest and agriculture lands.

**RR-P47:** Kittitas County will continue to research innovative incentive-based strategies – including tax incentives - that encourage and support farming activity.

**RR-P48:** Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

**RR-P49:** In addition to the notice requirements in RCW 36.70A.060(1)(b), non-farming residents should be informed on the practices of farming so that they are aware of the non-urban activities and impacts that occur in the agricultural environment.

**RR-P50:** Open ranges are a resource land not subject to nuisance complaints due to residential activity.

**RR-P51:** Where proposed residential development is determined in conflict with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

#### *Liberty Historic District*

The Liberty Historic District is an historic mining town recognized by the National Register of Historic Places. Development in this district is subject to the Historic District Overlay Zone.

#### **Liberty Historic Land Use Issues and Concerns:**

- 1) The Liberty Historic District is a nationally designated historic district in the County.
- 2) The surrounding forested lands around Liberty are important to the natural historic character of the town site, including the four privately owned parcels.
- 3) The designation of the Liberty townsite as a special historical suburban classification would require the development of a community water system.
- 4) Liberty has a small finite number of buildable lots.

**RR-P52:** The Liberty Historic District is in the Rural Working land use designation. To ensure compatibility with the historic district, development in the adjacent forest lands shall conform to any standards that assure compatibility.

**RR-P53:** Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

#### *Rural Recreation*

Following are the goals pertaining to the Rural Recreation designation:

**RR-G26:** Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

**RR-G27:** Provide safe opportunities to develop public and private recreational spaces while preserving rural character.

**RR-G28:** Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

**RR-G29:** Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

Substantial amounts of recreation lands in this County are owned by the public and private parties. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided in the form of recreational residences, primarily in the upper western area of the County. These developments are often "second homes" for persons living in other parts of the State. These recreational residences are a significant contributor to the County's economy.

