



ADMINISTRATIVE INTERPRETATION

KCC Chapter 17.12.030

Commercial Agriculture and Agriculture-20 Zoning Boundary Interpretation for Parcel #15567 LL-21-00001 Bailey

Background: On March 18, 2021, CDS received a Large Lot subdivision application for parcel 15567 that would result in 3 parcels. The application was submitted by Chris Cruse, agent for the landowner 's Richard and Tina Bailey. After an initial zoning review via the Kittitas County Compas GIS system, the parcel presented as split zoned. The majority of the parcel presented as Agriculture-20 and two section along the eastern property line presented as Commercial Agriculture. KCC 17.12.020(1) defines the GIS Spatial Data Base Engine, which informs the Compas GIS mapping system, as the "Official Zoning Map." The application was then interpreted as potentially creating additional split zoned parcels and the applicant was sent a letter to remedy this to continue processing the application. The applicant's agent referenced an adjacent irrigation canal that runs approximately parallel to the parcel boundary and requested interpretation that KCC 17.12.030(1) be the guiding regulation for this zoning boundary. KCC 17.12.030(1) states:

"17.12.030 Boundary Determination.

Where uncertainty exists as to any of the zone boundaries as shown on the zoning map, the following rules apply:

- 1. Where such boundaries are indicated as approximately following the centerline of roads, highways, power lines, railroads, rivers or canals, the centerline shall be construed to be such boundaries."*

Question: Does the irrigation canal boundary present as the intended zoning boundary for parcel 15567?

Discussion: CDS utilized County GIS mapping to review for consistency between the parcel boundary, zoning boundary and irrigation canal path. The boundaries appear largely consistent with a few minor exceptions along the south east zoning boundary. When following the canal boundary in reference to the zoning boundary both north and south of the subject parcel, the boundaries run parallel and often overlap entirely.

Decision: After the review described above, CDS concurs that the intended zoning boundary for this parcel is along the irrigation canal. The proposed subdivision will not result in split zoned parcels. Application processing can proceed as submitted.

Jeremy Johnston
Kittitas County Planning Official
April 6, 2021