



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

**PREAPPLICATION CONFERENCE**  
**MEETING SUMMARY**

*(To be completed for each Preapplication Conference)*

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: December 18, 2013 Time: 10am  
Pre-application meetings are scheduled every Wednesday after PR Team meetings.

Project name: Butler Rezone

Items submitted by applicant for review at Pre-app: \_\_\_\_\_

Narrative  
Site plan

List persons present at pre-app meeting:

To be present at each pre-app:

1. CDS representative (planning): Lindsey Ozbolt, Doc Hansen
2. CDS representative (fire): Brenda Larson
3. Public Works representative: Christina Wollman
4. Environmental Health representative (water): Holly Duncan
5. Environmental Health representative (sewer): Joe Gilbert
6. Building: Mike Flory

Present at pre-app for project: (attach business cards if available)

Applicant: Vicki Butler

Applicant phone: \_\_\_\_\_

Applicant email: sailhsh2@gmail.com

Applicant authorized agent (if applicable): \_\_\_\_\_

Applicant authorized agent phone: \_\_\_\_\_

Applicant authorized agent email: \_\_\_\_\_

**Contact person for application:**

- Owner of record     Authorized agent

All verbal and written contact regarding this application will be made **only** with the contact person.

\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

**Items/issues/concerns/questions discussed (To be filled in by CDS Planner):**

1. Public Works

Proposed access: Airport Rd

Access permit req'd. Commercial approach req'd. TIA requirement to be determined with transportation concurrency process. Must ensure gate is far enough from road shoulder.

2. Environmental Health (water)

Proposed water supply: City / well / cistern (all discussed)

If a well is used then it must be <sup>approved as</sup> public well as bathrooms will be accessible to the public. Consider using porta potties. If City of Cle Elum water is used the City must sign off and OK the connection to the water system. If a cistern is utilized, the

3. Environmental Health (sewer)

Proposed sewer disposal: \_\_\_\_\_ Cistern code must be followed

SITE EVALUATION FOR SEPTIC (OSS) REQUIRED. (SITE EVAL IN 2007 EXPIRED). JOE GILBERT 933-8262

ANY OSS REQUIRES CURRENT PERMIT REQUIREMENTS.

4. Planning/Land Use

Critical Areas conducted \_\_\_\_\_ SEPA is required

Project specific rezone w/ project narrative. Need to complete the rezone process. Hwy commercial rezone to Light Industrial for mini-storage as permitted use. Located within Cle Elum UGA. Docs contain 100 yr. floodplain. If boat/RV storage is wanted, add that to site plan. Sign - permit will be required for signage.

5. Fire

Located within Fire District #: 7 (if applicable)

Fire extinguishers required every 75' (I can walk you thru this). Signage required OR additional 15' added to 25' wide roads (gate opening to be no less than 20' in width; Knox key or switch is required for emergency services. Gate opening needs to 20' min. <sup>B</sup> Knox gate switch/box for gates required

6. Other Building

1. FULL WASHINGTON STATE ENGINEERING FOR ALL STRUCTURES.
2. AN ACCESSIBLE (HANDICAPPED) SANI-CAN WOULD BE ALLOWED SINCE THERE IS CURRENTLY NO WATER/SEWER
3. IF WATER/SEWER IS AVAILABLE - RESTROOMS REQUIRE ADA.



## Lindsey Ozbolt

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**From:** Brad & Vicki Butler <sailfish2@gmail.com>  
**Sent:** Tuesday, December 03, 2013 2:34 PM  
**To:** Lindsey Ozbolt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lindsey  
Let me know everything came through ok. Thanks

### Storage Unit Proposal

Map # 20-15-36058-0003

#### ENTRY POINTS

The legal ingress and egress is on Airport Road.

We will also apply to the Department of Transportation for access off the 903 Spur. This at one time was approved but the project was never completed.

#### STORAGE UNITS

We are proposing three phases to this project.

Phase #1 will 2 100' storage units. One on the west end of Airport Road with the driveway on the east side. This unit will consist of 20 individual 5' x 10' units. The second storage unit will be on the west border consisting of 8 (ea) 10'x20' units. This unit, on the south end, will have an additional 5 (ea) 5'x10' units. On the north end the this unit will be a 10' x 10' office with 2 restrooms, with outside access. There will be parking outside the office also.

#### CHECK-IN PROCEDURES

This will be card security lot. Each client will pay a security deposit for each card.

#### SECURITY

The units will be fenced with an electronic gate on Airport Road. At the time of expansion, if the state approves the Spur 903 entry, there will be an electronic gate there also. The gate will be far enough in on the property for cars to get off 903 and Airport Road to use the security gate.

#### SITE BUFFER

There will be a variety of pine trees along Airport Road on the back side of the building. There also will be post and rail fencing up to the security gate.

#### FENCING

There will be 8' chain link fencing on 2 sides attached to the buildings to complete security.

#### WATER SUPPLY

We spoke to the city and water is available to the site.

#### SEWER

Encompasss Engineering has already done a feasibility study and perk tests, which were approved, in Oct 2007.

#### SIGNAGE

We would like to put up signs on all four corners as per county regulations.

#### ROADBED

The grounds will be covered with 5/8" of crushed rock.

We plan on starting Phase 1 as soon as permits are approved. Phase 2 and 3 within 5 years.

There are no details for phase 3, when we know which size unit is the most popular we will procede.

## Lindsey Ozbolt

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**From:** Lindsey Ozbolt  
**Sent:** Monday, February 24, 2014 12:10 PM  
**To:** 'Vicki Butler'  
**Cc:** Doc Hansen  
**Subject:** RE: Butler Rezone

Hello Vicki.

I hope you are enjoying the sun and warmth. It has been snowing, especially in the Cle Elum area for a couple weeks now with no end in sight.

In regards to inquiry on your rezone application. We have been diligently working on a number of priorities and at this time we do not have a definitive date as to when your application will be reviewed. It is in line to be preliminarily reviewed and entered into our system so that full review and comment can commence. We are working on applications in regards to time of submittal of information and there are a few applications ahead of it in line. Once review has started on your submittal, I will notify you (you will receive an email and mailed copy of a letter determining the project submittal complete or a request for more information).

If you have further questions please let me know. If you wish to discuss the delay in review, you may contact Doc Hansen, Planning Official at 509-962-7506.

Regards,

Lindsey Ozbolt  
Planner II

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

-----Original Message-----

From: Vicki Butler [mailto:vbutler9@me.com]  
Sent: Thursday, February 20, 2014 11:53 AM  
To: Lindsey Ozbolt  
Subject: Butler Rezone

Hi from sunny San Diego!

Just wondering how the process is going. We have been gone for a month so I don't know if you mailed me anything. My phone hasn't been working either so I thought I'd email. Thanks Vicki Butler

The best mathematical equation I have ever seen;  
1 cross + 3 nails = 4 given!

17.15.080 Allowed Uses in Urban Lands

P Permitted PA Permitted Administrative CU Conditional Use  <i>*See KCC Chapter 17.08 Definitions</i>	Rural												
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
<b>A. Agriculture</b>													
Animal boarding*	CU <sup>1</sup>			CU				CU				CU	
Agriculture processing*				p <sup>2</sup>				P		p <sup>4</sup>	p <sup>4</sup>	CU	
Agriculture production*	CU <sup>1</sup>	CU <sup>5</sup>		p <sup>5</sup>	P	P				p <sup>4</sup>	p <sup>4</sup>	p <sup>5</sup>	
Agriculture sales,* Produce stand				P <sup>7</sup> /CU					P			P <sup>7</sup> /CU	
Agriculture sales,* Other		CU		CU				CU				CU	
Feedlot*				CU <sup>8</sup>								CU <sup>8</sup>	
Grazing*		P		P	P	P	P	P	P	P	P	P	
Nurseries	CU	CU		P								CU	
Riding Academies		CU		CU		CU						CU	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
<b>B. Civic and Cultural</b>													
Cemetery				p <sup>2</sup>		p <sup>9</sup>						CU	
Clubhouses, fraternities and lodges*	CU	CU		P	P	P						CU	
Cultural and educational facilities	CU												
Libraries				CU			P	P					
Meeting facilities													
Museums and galleries	CU	CU		CU				p <sup>11</sup>	P			CU	
Religious institutions*	CU	CU		CU								CU	
Schools, public or private*		CU		CU			P	P				CU	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
<b>C. Commercial</b>													
Auction sales of non-agriculture products				CU				P				CU	
Bank								P	P				
Bed and breakfast*				CU		CU						CU	
Clinic*	CU <sup>12</sup>												
Day care facilities*				CU			CU	CU	CU			CU	
Funeral home/mortuary								CU					
Hospital*	CU			CU				P				CU	
Hospital, animal or veterinary*								CU					
Hotel/motel								P	P				P
Office*								P	p <sup>13</sup>				
Restaurant							P	P	P				P
Retail sales,* general							p <sup>11</sup>	p <sup>11</sup>	p <sup>14</sup>				P
Retail sales,* lumber and building materials								p <sup>15</sup>					P
Retail sales,* vehicles								P					P
Services							p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>				
Shooting range*								CU <sup>6</sup>				CU <sup>6</sup>	
Tavern								P	P				P
Temporary sales office													



Vehicle/ equipment service and repair*							p 18	p 11	p 19				
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
D. Industrial													
Airport*				CU				CU				CU	
Asphalt/Concrete plants												CU	
Forest product processing* (portable)				P	P	P						P	
Forest product processing* (permanent)				CU								CU	
Freighting and trucking yard or terminal*								CU		P	P	CU	
Hazardous waste storage*								CU		CU	CU 20		
Hazardous waste treatment*								CU		CU	CU 20		
Junkyard*								CU			CU 20		
Manufacturing*								P		P	CU 20		
Mini-Warehouse					CU 22	CU 22	P 11	P 11		P	P 20		
Refuse disposal/recycle*											CU 20	CU	
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution										P			
Wholesale business								P		P	P		
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
E. Recreation													
Campground*				CU 21	CU 21	CU 21		CU 21	CU 21			CU 21	
Commercial recreation, indoor*								P	P				P 25
Commercial recreation, outdoor*								P 29	P 29				P 25
Golf course*				CU	CU	CU						CU	
Guest ranch*				CU	CU	CU						CU	
Parks and playgrounds	P			P		P	P	P				P	P
Recreational vehicle storage													P
Stadiums								CU					
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
F. Residential													
Accessory dwelling unit*	p 24	p 24		p 24	p 24	p 24		p 25					p 24
Accessory living quarters*	p 36	p 36		p 36	p 36	p 36		p 25					p 26
Adult family home*	p 41	p 41	p 41	p 41	p 41	p 41	p 41	p 41	p 41			p 41	p 41
Boarding house	CU 37			CU 37									CU 37
Convalescent home													CU
Dwelling, single-family*	P	P	p 40	P	P	P	P	p 25				P	P
Dwelling, two-family*	P	P		P			P	p 25				P	P
Dwelling, multiple-family*	CU												P
Farm labor shelter*				CU 26									CU 26
Group home*					CU	CU							CU
Home occupation*	P/CU 27	P/CU 28		P/CU 28	P/CU 28	P/CU 28						P/CU 28	P/CU 28
Manufactured home*	P	P	P	P	P	P	P	P				P	P
Mobile home		p 38	p 40		p 38							p 38	p 38
Special care dwelling*	p 17	p 17		p 17	p 17	p 17	p 17						p 17

Temporary trailer	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	CU <sup>29</sup>
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
G. Resource													
Forestry*				P	P	P						P	
Forest product sales*												P	
Mining and excavation*				CU <sup>30</sup>	CU <sup>31</sup>	CU <sup>31</sup>						P	
Rock crushing*					CU <sup>31</sup>	CU <sup>31</sup>						P	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
H. Utilities													
Electric vehicle infrastructure*	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>	p <sup>10</sup>
Public facilities*		CU		CU	CU			CU	p <sup>32</sup>			CU	
Utilities	p <sup>33</sup>	p <sup>33</sup>		p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>
Watershed management activities*	PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

17.15.080.2 Footnotes Associated with Urban Use Table.

1. Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one (1) acre or more.
2. Limited to products produced on the premises.
3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. Feed yards, livestock sales yards, and slaughterhouses require a conditional use permit.
5. Provided the lot contains one (1) acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. 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 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.
7. When located not less than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
10. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six (6) feet and not more than seven (7) feet high.
16. Not to exceed two (2) years.
17. 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.
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
  - a. All chemical manufacture, storage and/or packaging;
  - b. Asphalt manufacture, mixing, or refining;
  - c. Automobile dismantling, wrecking or junk yards;
  - d. Blast furnaces or coke ovens;
  - e. Cement, lime, gypsum or plaster of Paris manufacture;
  - f. Drop forge industries;
  - g. Explosives, storage or manufacture;
  - h. Reduction or disposal of garbage, offal or similar refuse;
  - i. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
  - j. Rubber reclaiming;



- k. Feed yards, livestock sales yards or slaughterhouses;
  - l. Smelting, reduction or refining of metallic ores;
  - m. Tanneries;
  - n. Wineries;
  - o. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
  - p. Waste (refuse) recycling and processing;
  - q. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.
- In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:
- a. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
  - b. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
21. In considering proposals for location of such 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)
  22. 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;
  23. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one (1) acre is available. Excluding swine and mink.
  24. Accessory Dwelling Unit (ADU) 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 of UGAs.
    - c. Only one (1) 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 primary residence.
    - f. The ADU shall be designed to maintain the appearance of the primary residence.
    - g. All setback requirements for the zone in which the ADU is located shall apply.
    - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal.
    - i. No mobile homes or recreational vehicles shall be allowed as an ADU.
    - j. The ADU shall provide additional off-street parking.
    - k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
    - l. An ADU must have adequate acreage to meet maximum density within the zone classification.
  25. 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.
  26. Provided that:
    - 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 agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
  27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
  28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
  29. When used for temporary occupancy for a period not to exceed one (1) year related to permanent home construction or seasonal/temporary employment.
  30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
  31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
  32. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
  33. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
  34. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
  35. Where the use is only serving a residential PUD and where all applicable standards are met.
  36. 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.
  37. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
  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.
  39. Outdoor recreation activities that cause noise require a conditional use permit.

40. Pursuant to KCC Chapter 17.24, Historic Trailer Court Zones.
41. Pursuant to RCW 70.128.140.