



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Doc Hansen, Planning Official

DATE: September 24, 2013 Public Hearing

SUBJECT: 2013 Annual Kittitas County Comprehensive Plan Amendment

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This public hearing is being held to review and make recommendations on the items docketed for the 2013 Annual Amendment of the Kittitas County Comprehensive Plan. This staff report summarizes each application and includes some relevant documentation and proposed policy for your consideration.

The entire record for each proposed docket item will be presented to the Planning Commission and Board of County Commissioners in digital form with one printed copy for the clerk as required by law. Commission members can request printed copies upon request to Community Development Services.

The general public has access to the proposed docket items for consideration at the Kittitas County Community Development Services Comprehensive Plan web page, <http://www.co.kittitas.wa.us/cds/comp-plan/default.aspx>. One printed copy is also available for viewing at the Community Development Services front desk at:

Community Development Services  
411 North Ruby Street, Suite 2  
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There are five items being considered for amendment, all within the Kittitas County Code. No amendments are proposed to the Comprehensive Plan in this year's docket.

In summary, the proposed amendments include:

1. Docket Item 1 - Requiring the Hearing Examiner to make final decision appealable only through LUPA (court) process. Currently, the Hearing Examiner only makes recommendation to the Board of County Commissioners and currently only makes decision on SEPA appeals in closed session based upon briefs provided by the appellant and applicant of a land use action requiring the SEPA. This amendment would require the Hearing Examiner to make final decision on conditional use permits, appeals of administrative decisions, land use variances, and shorelines permits. The Board of County Commissioners would retain the final decision for long plats and rezone applications.
2. Docket Item 2 – Permitting an “Accessory Living Quarter” detached from the primary residence without meeting the ADU density requirements under certain conditions. “Mother-in-law” units and guest houses are needed in many areas and the need will continue. It is suggested that the “Accessory Living Quarters” be allowed separation from the primary residence as long as the quarters is no larger than 1000 square feet or 50% of the floor area of the primary residence, whichever is less. The amendment would indicate within definition the limitation to 1000 square feet for the structure, and it indicates the 50% now within

the footnote of the matrices. An addition could be provided to the definition which also indicates the maximum 50% of primary residence floor area limitation in order for clarification and ease of administration. Accessory Living Quarters are permitted in most zones except General Commercial, Light Industrial, or General Industrial zones.

3. Docket Item 3 – Providing new uses within the land use matrices in Title 17 allowing for land uses that were not included in the creation of the matrices. Amendments are suggested for recreational activities which would permit more of the recreational activities normally associated with the Kittitas County environment. “Boat launches” are not included as a specific land use, for example, but could be added as an “outdoor recreation” within the definition. “Small-scale event” activities are becoming popular within the County, and should be allowed in some zones provided they meet certain criteria and go through either a conditional use process or an administrative conditional use permit process. Such additional changes and uses allowed are indicated within the matrices.
4. Docket Item 4 – An administrative process is proposed which permits minor land use activities to occur after proceeding through a conditional use permit process decided through administration instead of public hearing. Such uses would include bed and breakfast facilities, clubhouses and fraternities, small guest ranches, agricultural produce stands and multifamily dwellings in Residential zones within UGAs. The process is designed to cost the applicant less time and monetary expense for comparatively small events. The decision of the administrator would be appealable through the process that exists now.
5. Docket Item 5- Amendment to Title 18, Code Enforcement. This item essentially includes violations of Fire Marshal ordinances as enforceable through court action. It also is designed to provide an enforcement officer a form that would be offered the violator in the same manner as a traffic ticket. Violations would be treated as a misdemeanor in many cases as they are at this time. This amendment is proposed by the Prosecuting Attorney.

Staff suggests that the Planning Commission recommend approval of these items to the Board of County Commissioners. The Planning Commission shall make its recommendation after hearing public comments and making findings for their decision.