

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE

NO. 2014-015

**REVISIONS OF KITTITAS COUNTY CODE
AS PART OF THE 2014 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE.**

Whereas, this ordinance, revising the Kittitas County Comprehensive Plan, contains four sections of findings, as follows:

Section I -	Procedural Findings
Section II -	Board of County Commissioners Findings
Section III -	Final Decision and Signatures
Exhibits A-Q	Minutes from Public Hearings and Changes to Comprehensive Plan and Regulations

**SECTION I
PROCEDURAL FINDINGS**

- Whereas,** Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- Whereas,** The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 indicates that any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments for annual consideration by the Kittitas County Planning Commission and Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 requires amendments to the comprehensive plan that are docketed by June 30th must be approved or denied by the Board of County Commissioners on or before December 31st of that same calendar year; and
- Whereas,** Kittitas County Community Development Services docketed a list of suggested changes to the Comprehensive Plan and development regulation amendments and made that readily available for review by the public in the Planning Department, Community Development Services and within the County's official website; and
- Whereas,** Kittitas County submitted its proposed docketed items on August 26, 2014 to the Department of Commerce as required by statute; and
- Whereas,** Kittitas County filed its SEPA checklist on September 18, 2014, and issued a Final Determination of Non-significance (DNS) for the annual docket on September 29, 2014 through authority of WAC 197-11-355; and
- Whereas,** The review period for the SEPA ended on October 6, 2014 at 5:00 p.m.; and
- Whereas,** There were no agency or public appeals or reviews filed on the Determination of Non-significance; and
- Whereas,** Due public notice was placed upon the County official website and in the Northern Kittitas County Tribune on September 25, 2014 and in the Daily Record, the official County legal paper on September 23, 2014 and on September 30, 2014; and
- Whereas,** After due notice and publication, the Planning Commission met on October 7, 2014 to hear testimony and take public comment on the annual docketing process and items within the docket; the Planning Commission closed hearing to public testimony, and continued the public hearing until October 9, 2014; and

- Whereas,** At the October 9, 2014 continuation of the public hearing, the Planning Commission deliberated the docket items and public testimony; and after such deliberation made recommendations to the Board of County Commissioners, taking due consideration of the public benefit involved in the proposals; and
- Whereas,** Kittitas County Board of County Commissioners held an open public hearing on November 4, 2014 during which public testimony was taken and documentary evidence received by the Board of County Commissioners from those persons wishing to be heard regarding the fifteen (15) docket items being considered; and
- Whereas,** At the closing of public testimony the Board of County Commissioner’s extended acceptance of public comment to November 7, 2014, and continued the hearing to November 12, 2014 for deliberation on the docket items made decision on fourteen (14) amendments; and
- Whereas,** At the close of the November 12, 2014 public hearing the Kittitas County Board of Commissioners continued the public hearing to November 18, 2014 for further deliberation on one (1) docket item; and
- Whereas,** At the November 18, 2014 continuation of public hearing the Kittitas County Board of Commissioners deliberated and made decision on one (1) docket item; and
- Whereas,** Following the decisions on the docket items the Kittitas County Board of Commissioners instructed County staff to prepare an ordinance for their signature to adopt changes to the Kittitas County Code; and
- Whereas,** The Kittitas County Board of County Commissioners held a public hearing to consider enabling documents on December 2, 2014.

SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held a public hearing on November 4, 2014 to hear testimony and accept written comments regarding proposed amendments to the Kittitas County Code. All members of the public who wanted to testify were allowed to speak or submit written correspondence into the record. Written comment was extended to November 7, 2014 for the items heard on November 4, 2014. The Board of County Commissioners continued the public hearing to November 12, 2014 to hear testimony and accept written comments on the remaining proposed amendments.

The docketed items discussed during the Board of County Commissioners public hearings included:

2014 Proposed AMENDMENTS to Kittitas County Code			
<i>Number</i>	<i>Applicants Name</i>	<i>Project Description</i>	<i>Planning Commission Recommendation</i>
14-01 Title 3.46	Kittitas County CDS/ Assessor staff	Amendment to KCC Title 3 to establish a Public Benefit Rating System for current use taxation.	Recommendation for Approval Vote 4-0
14-02 Title 14	Kittitas County Public Works staff	Amendment to KCC Title 14, establishing a Grade and Fill Ordinance.	Recommendation for Approval Vote 4-0
14-03 KCC 13.35 and relevant sections in KCC 16 and 17A	Kittitas County Health staff	Revise Chapter 13.35 for clarification, and revise Chapter 16 and 17A to reference relevant sections of Chapter 13 regarding water requirements.	Recommendation for Approval Vote 4-0
14-04 KCC 14.04.055	Kittitas County CDS staff	Amendment to portions of KCC 14.04 to require building permit standards for residential structures less than 200 square feet.	Recommendation for Approval Vote 4-0
14-05 KCC 14.08, Flood Damage Prevention	Kittitas County Public Works staff	Amendment to KCC Title 14.08 clarifying roles of administration, to correct grammatical errors, and to provide additional flood damage prevention standards.	Recommendation for Approval Vote 4-0
14-06 KCC 15.04, SEPA	Kittitas County CDS staff	Provide consistency and clarity, and conform with updated State 2014 SEPA amendments	Recommendation for Approval Vote 4-0
14-07 KCC 15A	Kittitas County CDS staff	Change in language to clarify and provide processing efficiency	Recommendation for Approval Vote 4-0
14-08 KCC Title 16	Kittitas County CDS staff	Amendment to subdivision section of the Code to prohibit split zones, codifying the BLA process, and adding language referencing future subdivisions and land use actions to Title 13.35 as amended	Recommendation for Approval Vote 4-0
14-09 KCC Title 16	Kittitas County Farm Bureau	Amendment to Title 16 of KCC allowing the creation of new lots less than minimum size without increasing the density	Recommendation for Approval Vote 4-0

		of the underlying zone.	
14-10A KCC 17.12.020	Kittitas County CDS staff	Amendments to Kittitas County Zoning Maps to Update information and Comprehensive Plan Land Use acreage tables 2-1 & 8.2.4-1	Recommendation for Approval Vote 4-0
14-10B KCC 17.13 & 17.98	Kittitas County CDS staff	Amendment to Kittitas County Code, Chapter 17.13, Transfer of Development Rights for clarification; and clarification to KCC 17.98	Recommendation for Approval Vote 4-0
14-10C KCC 17.08 & 17.15	Kittitas County	Amendment to Kittitas County Code, Chapter 17.08 Definitions and Chapter 17.15 Land Use Matrix	No recommendation with Vote 2-2 on motion to accept proposal regarding marijuana. Recommendation of denial for changes regarding rock crushing and asphalt/concrete plants; Vote 4-0. Recommendation for Approval of amendments for other changes in matrix; Vote 4-0
14-10D KCC 17.70	Kittitas County CDS staff	Repealing KCC 17.72, existing sign code, and establishment of KCC 17.70, sign code.	Recommendation for Approval Vote 4-0
14-11	Anderson Hay and Grain	Amendment to Zoning Map from Urban Residential to General Industrial	Recommendation for Approval Vote 3-1
14-12	City of Roslyn	To expand UGA to include two lots adjacent its City boundary	Withdrawn to 2017 Update

14-01 Kittitas County Proposal:

Amend KCC Title 3, to Establish a Public Benefit Rating System, Kittitas County Code Chapter 3.46, for Current Use Open Space Taxation, Exhibit C.

The criteria in declaring land in open space has been broad and subjective in interpretation on whether a particular property qualifies as “current use open space” as defined in RCW 84.34, and in determining the value of the resulting public benefit. The “Public Benefit Rating System” (PBRs) is a permitted, voluntary taxing option in Washington State as outlined in RCW 84.34.055. It is a procedure for evaluating the benefit of having land designated and taxed as open space while reducing the subjectivity

of value assessment by providing a measuring technique to value the public benefit of the space proposed for reservation.

A public benefit rating system for the current open space classification was proposed for Kittitas County after the staff reviewed a number of systems developed in other jurisdictions. This proposed system was presented before the Planning Commission for recommendation, and was provided to the Board of County Commissioners for consideration to adopt.

The Board of County Commissioners held a public hearing on November 4, 2014, extended public comment until 5:00 pm, November 7, 2014 and continued public hearing for testimony and deliberation to November 12, 2014 at 6:00 pm. On November 12, 2014 the Board of County Commissioners **approved the proposed system as presented with a request to modify language within the proposed 3.46.100(c) and (d) section** finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received with a question before the Board of County Commissioners.
- III. The creation of the Public Benefit Rating System will decrease the subjectivity of current evaluation practices in identifying current use open space requested by land owners.
- IV. The creation of the Public Benefit Rating System will objectively identify the public benefits to Kittitas County citizens of lands placed with current use open space.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

**14-02 Kittitas County Proposal:
Amend KCC Title 14 to Add Section 14.05 Establishing a Clearing and Grading Ordinance,
Exhibit D.**

Excavation of ground over the past few decades as a result of increased development has resulted in a number of jurisdictions adopting “Grade and Fill” ordinances which allow the continued development of private lands while avoiding the environmental impacts of such activity. Such ordinances are designed to limit erosion, protect ground and surface water resources, protect wildlife areas, and ensure proper restoration and replanting of graded areas, while allowing for development within the jurisdictions.

Kittitas County staff drafted language which will require those excavating or filling more than one hundred cubic yards to obtain a grade and fill permit for review of environmental impact. Concrete or cement materials will be considered fill material. The permit will require provision of site plans and plans for providing erosion control methods during any grading and/or filling activity upon a site. Any grade or fill activity involving more than five hundred (500) cubic yards of material would require an accompanying engineering plan for the grading operation. Grade and fill activity would also be subject to County SEPA regulations under the proposed Code amendment, and the County Engineer or Public Works designee will have the authority to review and approve the grade and fill permit.

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners continued the hearing to November 18, 2014 at 2:00 p.m. for further suggested amendments to the proposal and **approved the request as amended** with a 2-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received from two individual land owners.
- III. The addition of Chapter 14.05, Clearing and Grading, to the Kittitas County Code will limit erosion from graded areas, improve protection of ground and surface water resources, and increase protection of wildlife areas.
- IV. The addition of Chapter 14.05 to the Code, with amendment, will not interfere with agriculture activity.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-03 Kittitas County Proposal:

Amend Kittitas County Code Chapters 13, 16 and 17A to Make Corrections and Provide Adequate References with Regard to Water Availability, Exhibit E.

Kittitas County Community Development Services proposed amending portions of KCC 13.35, KCC Chapter 16, and Chapter 17A to make corrections to the Code and provide adequate reference within Code sections with regard to potable water.

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The additions and amendment to KCC Chapter 13.35 is necessary to correct a criterion for water measurement, amendment to Chapter 16 to add notes required for each future subdivision regarding water requirements by referencing Chapter 13.35 is necessary for adequate referencing within the Code to protect potable water, and amendment to Chapter 17A to reference to KCC Chapter 13.08 for septic and sewage criteria and to KCC 13.20 for well head protection is necessary for protection of potable water.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-04 Kittitas County Proposal:

Amend Kittitas County Code Chapter 14.04 to Provide Standards for Residential Structures less than 200 Square Feet in Size, Exhibit F

Kittitas County Community Development Services proposed to amend portions of the Kittitas County Code, Chapter 14.04 to provide criteria for residential structures less than 200 square feet since they are becoming popular within the rural areas of the County.

The Board of County Commissioners held a public hearing on November 4, 2014, extended public comment until 5:00 pm, November 7, 2014 and continued deliberation to November 12, 2014 for deliberation of the matter. On November 12, 2014 the Board of County Commissioners **approved the request as amended by staff** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The additions of, and amendment to KCC Chapter 14.04 will provide additional safety and protection of public welfare by requiring all structures for residential occupancy to meet adopted building codes.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-05 Kittitas County Proposal:

Amend Kittitas County Code Chapter 14.08 to Expand Standards and Transfer Authority for Administration of the Flood Damage Prevention Regulation, Exhibit G

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to Kittitas County Code Chapter 14.08 will improve protection of public safety and property by requiring building utilities (air conditioners, furnaces, hot water heaters, etc) to be elevated one foot above base flood elevation, instead of elevated only to base flood elevation.
- IV. The amendment to Kittitas County Code Chapter 14.08 is necessary to codify the Department of Public Works as the administrator of the regulation.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-06 Kittitas County Proposal:

Amend Kittitas County Code Chapter 15 to Clarify Standards and incorporate State amendments for Administration of the Local SEPA Regulation, Exhibit H.

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to Chapter 15 of the Kittitas County Code is necessary in order to transfer relevant SEPA regulations from Chapter 15A to Kittitas County Code Chapter 15.
- IV. The amendment to Chapter 15 of the Kittitas County Code is necessary to provide procedure to appeal SEPA decisions and to update the Code to meet State amendments to SEPA.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-07 Kittitas County Proposal:

Amend Kittitas County Code Chapter 15A to Expand Standards and Transfer Authority for Administration of the Local SEPA Regulation to KCC Title 15, Exhibit I

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request** as with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to Chapter 15A of the Kittitas County Code is necessary in order to transfer relevant SEPA regulations to Kittitas County Code Chapter 15.
- IV. The amendment to Chapter 15A of the Kittitas County Code changing the public comment period of Shoreline Conditional Use Permit and Variances from 15 days to 30 days is necessary in order to meet State requirements.
- V. The amendment to Chapter 15A of the Kittitas County Code is necessary to illustrate the process for clearing and grading permits.
- VI. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-08 Kittitas County Proposal:

Amend Title 16 of the Kittitas County Code to address split zoned parcels, adequate water supply, boundary line adjustments, and administrative segregations with regard to any future subdivisions in the County, Exhibit J

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to Kittitas County Code Chapter 16.04 is necessary to prohibit split zones from being created as a result of boundary line adjustments.
- IV. The amendment to Kittitas County Code Chapter 16.05.020 is necessary to eliminate the requirement for public agency notification of the approval of binding site plans.
- V. The amendment to Kittitas County Code Chapter 16.06 is necessary to repeal standards for administrative segregations, which are no longer permitted by Kittitas County.
- VI. The amendment to Kittitas County Code Chapter 16.08.055 is necessary to clarify the definition of a Boundary line adjustment.
- VII. The amendment to Kittitas County Code Chapter 16.10 is necessary to provide standards for boundary line adjustments.
- VIII. The amendments to Kittitas County Code 16.12.150, 16.32.050, and 16.36.015 are necessary to clarify compliance with Kittitas County Code 13.35.

- IX. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-09 Kittitas County Proposal:

Amend Kittitas County Code Chapters 16.09 and 16.08 to allow platting in the Agriculture 20 and Commercial Agriculture zones providing for larger lots for benefit to owners involved in agriculture pursuits while maintaining required underlying densities, Exhibit K

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as amended by the applicant** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was presented by the applicant and supporters of the amendment outlining the benefit of such amendment for preservation of agricultural activities. One person testified against the proposal.
- III. The amendment to Kittitas County Code Chapter 16.08 is necessary to clarify agricultural definitions.
- IV. The amendment to Kittitas County Code Chapter 16.09 is necessary to allow the creation of lots greater than those allowed by conservation plats.
- V. The amendment to Kittitas County Code Chapter 16.09 provides standards to approve subdivisions determined to be for agricultural preservation.
- VI. The amendment of Kittitas County Code Chapter 16.09 will not increase the density of the underlying zone.
- VII. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-10A Kittitas County Proposal:

Updates to the Official County Zoning Map and Land Use Tables in Chapters 2 and 8 of the Comprehensive Plan, Exhibit L.

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to the official Kittitas County Zoning Map will update underlying zones within PUDs, indicate total units approved within each PUD, and update other map changes.
- IV. The amendment to the Comprehensive Plan Land Use tables in Chapters 2 and 8 will reflect the map changes in numerical format by zone.

- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-10B Kittitas County Proposal:

Amend portions of KCC Chapter 17.13, Transfer of Development Rights (TDR), for consistency to other portions of the Kittitas County Code, and to clarify portions of the Chapter, Exhibit M

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to Kittitas County Code is necessary to reference Agriculture 3 zones as sending sites and reference to “one-time splits” since they no longer exist.
- IV. The amendment is necessary to clarify the TDR exchange rate.
- V. The amendment to Chapter 17.98 of the Kittitas County Code is necessary to clarify that TDRs can be used upon lands within the County to permit more than one unit per twenty acres.
- VI. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-10C Kittitas County Proposal:

Amend Kittitas County Code, Chapter 17.08 Definitions and Chapter 17.15 to Add Uses within the Matrix and to Change Standards for Some Uses, Exhibit N.

Chapter 17.15 of the Kittitas County Code was recommended for additions and revisions for a number of uses within the County. Among the proposals included:

- New uses allowing farm visits, enhanced agricultural sales, and u-pick/u-cut operations
- Updated and new definitions correlating to the proposed new uses.
- Public Facilities being permitted administratively in all zones.
- Rock Crushing allowed in mining areas of long-term significance.
- Asphalt/concrete plants allowed with approval of a conditional use permit in Commercial Forests, temporary plants allowed with approval of an administrative conditional use permit in Commercial Forest and Forest & Range zoned lands.
- Parks and playgrounds permitted in Urban Residential and Rural -3 zoned lands.
- Addition of Impound/Towing Yards permitted in the industrial zones and with approval of an Administrative Conditional Use permit in General Commercial and Highway Commercial zoned lands.
- Requiring all marijuana production and processing to be conducted within a fully enclosed structure after approval of a conditional use permit in the Agriculture 20, Commercial Agriculture and Forest and Range zoned lands.

The Board of County Commissioners held a public hearing on November 4, 2014, continued written testimony until November 7, 2014 and extended the public hearing until 6:00 pm on

November 12, 2014. On November 12, 2014 the Board of County Commissioners **amended the proposal and approved the amended proposal** finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners:
 - a. Addition of new definitions and allowance of farm-visits, enhanced agricultural sales, u-pick/u-cut operations, public facilities permitted administratively, parks and playgrounds permitted within Urban Residential and Rural 3 zoned lands, and Impound Yards as presented.
 - b. Denial of allowing rock crushing or asphalt/concrete plants in proposed zones and without conditional use permits.
 - c. Making no recommendation on the proposed change to marijuana standards.
- II. Public testimony for changes was received regarding marijuana standards and rock crushing standards.
- III. The addition of rural activities such as farm-visits, enhanced agricultural sales and u-pick/u-cut operations will improve the rural character of the County and should be allowed as presented.
- IV. Parks and playgrounds in urban areas will provide appropriate service while meeting general character of the area and should be allowed as presented.
- V. Addition of impound yards within industrial and commercial areas are appropriate and should be allowed.
- VI. Asphalt/concrete plants, and rock crushing operations are not necessarily appropriate for all zones and should not be permitted without approval of a conditional use permit as currently stated within the existing Code.
- VII. Marijuana production and processing, whether conducted indoors or outdoors is not a rural activity, and should only be permitted within Industrial zoned lands and only upon approval of an Administrative Conditional Use permit.
- VIII. The amendments proposed meet the Growth Management Act and the objectives of the Comprehensive Plan.

14-10D Kittitas County Proposal:

Amend Kittitas County Code in Adding Chapter 17.70, Sign Regulations and Repealing Chapter 17.72, thereby Creating a New Sign Ordinance, Exhibit O.

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as amended** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was not received.
- III. The amendment to the Kittitas County Code is necessary to provide new standards for development of signs proposed within the County.
- IV. The repeal of Chapter 17.72 of the Kittitas County Code is necessary for clarification of standards for signs permitted within the County.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-11 Kittitas County Proposal:

Amend the official Kittitas County Code Zoning Map Changing the Zones of Parcels on Assessor Map Numbers 17-18-11020-0006, -0010, -0017, -0024, -0025, & -0026 and Parcels on Map Numbers 17-18-11055-0001, -0002, -0003, 17-18-11020-0020, and the parcel directly adjacent to the north of 17-18-11020-0025 that has been determined by the City of Ellensburg that it is part of the County jurisdiction and not within City Limits of Ellensburg From “Urban Residential” to “General Industrial.” Exhibit P

The Board of County Commissioners held a public hearing on November 4, 2014, and extended the public hearing until 6:00 pm, November 12, 2014. On November 12, 2014 the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 3-1.
- II. Public testimony for this proposal was received by the applicant.
- III. The land requested for rezone is characteristic of the surrounding land use and industrial land use.
- IV. The amendment is consistent with provisions of applicable Titles within the Kittitas County Code.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

14-12 Kittitas County Proposal:

Amend the Kittitas County Comprehensive Plan to Expand the City of Roslyn Urban Growth Area.

After review of the application, Kittitas County notified the City of Roslyn indicating that an examination of the level of services (LOS) needed to be conducted per the Growth Management Act. The City agreed to postpone the request until the 2017 update in the County’s Comprehensive Plan.

SECTION III - FINAL DECISION AND SIGNATURES

BE IT ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the addition of a Public Benefit Rating for the assessment of land for current use System in Kittitas County Code Chapter 3.46 as shown in **Exhibit C**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves as amended the creation of a Clearing and Grading ordinance in Kittitas County Code 14.05, as shown in **Exhibit D**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Chapter 13.20 and 13.35, Chapter 16.24, and Chapter 17A.08 as presented and as shown in **Exhibit E**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC 14.04 to provide standards for small residential structures as shown in **Exhibit F**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC 14.08, Flood Damage Prevention as shown in **Exhibit G**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Chapter 15.04 to update the local SEPA code as shown in **Exhibit H**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC Title 15A to transfer SEPA administrative activities to Chapter 15.04 and amend the administrative process as shown in **Exhibit I**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC Chapter 16.04, 16.05, 16.06, 16.08 and 16.10 repealing existence of administrative segregations and codifying Boundary Line Adjustments as shown in **Exhibit J**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC Chapter 16.08 and 16.09 defining and allowing “agricultural plats” separate from conservation plats as shown in **Exhibit K**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending official County zoning maps and Land Use designation tables in Chapters 2 and 8 of the Comprehensive Plan as shown in **Exhibit L**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC Chapter 17.13 and 17.98 clarifying the use of Transfer Development Rights in the County as shown in **Exhibit M**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amending KCC Chapter 17.15 and 17.08 to define new land uses allowed within the County, and to modify the zone classification where land uses may occur within the County as shown in **Exhibit N**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves establishing a sign ordinance by creating KCC 17.70 and by repealing KCC 17.72, the existing sign ordinance, and as shown in **Exhibit O**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the rezone request by Anderson Hay and Grain and addition by staff to reclassify land within the Ellensburg Urban Growth Area from “Urban Residential” to “General Industrial” as shown in **Exhibit P**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby agree the request by City of Roslyn to postpone their UGA Expansion Request until 2017 as shown in **Exhibit Q**.

NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, hereby approves the adoption of the 2014 Amendments to the Kittitas County Code as shown in Exhibits C through Q attached hereto and incorporated by reference. Information Services is hereby directed to make these changes to the development regulation on the County website. The Planning Official and Prosecuting Attorney are authorized to correct any scrivener's errors without Board approval.

Adopted this 2nd day of December, 2014, at Ellensburg, Washington.




Julie A. Kjorsvik

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Chairman, Paul Jewell

APPROVED AS TO FORM:


Vice-Chairman, Gary Berndt


Commissioner Obie O'Brien

Neil Caulkins,
Civil Deputy signing for
Gregory L. Zempel
Prosecuting Attorney