

**2014 Docket  
Amendments to  
Comprehensive Plan & Development Regulations  
July 1, 2014**

Item No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead
1.	KCC Chapter 3.46: Public Benefit Rating System (PBRs)	<b>New Chapter</b> Establish a Current Use Open Space Land Program and Public Benefit Rating System. Also see E2SHB 2493 which clarifies the definition of “farm and agricultural land.”	BOCC	CDS Planning
2.	KCC Title 11: Clearing & Grading	<b>New Title</b> Establish new regulations associated with clearing and grading; include review of forest practice conversions.	Staff	PW
3.	KCC Chapter 13.35: Adequate Water Supply	<b>13.35.050(3)</b> Amendment to Ordinance 14-0005 that was intended to read “two gallons per minute (2GPM) rather than “five gallons per minute (5 GPM)” <b>13.35.120</b> Requirement that disposal and potable water supply is required for subdivision. <b>13.35.210</b> Place a certification upon the plat that it conforms with current KCC Title 13.	Staff	Health
4.	KCC Section 14.04.050: Dry Cabins	Amendment to provide standards for small scale abodes.	Staff	CDS Building
5.	KCC Chapter 14.08: Flood Damage Prevention	Consistency and clarity amendments.	Staff	PW
6.	KCC Chapter 15.04: State Environmental Policy Act	Consistency and clarity amendments; update notice provision based on WAC Rule amendments effective 5/10/14.	Staff	CDS Planning
7.	KCC Title 15A: Project Permit Application Process	Consistency and clarity amendments; amendments for permit review efficiencies (e.g. amend the Public Notice System to be more efficient) and required SMP timeframes.	Staff	CDS Planning
8.	KCC Title 16: Subdivisions	Amendments: Consistency and clarity; other efficiency amendments, such as: <ul style="list-style-type: none"> <li>• Prohibit creation of new split-zoned parcels.</li> </ul> <b>16.08.055</b> Definition BLA Process: Require recorded survey for a BLA per RCW 58.09 <b>16.09.040.1.d. &amp; e.</b> Add language that assures distances in cluster and prevents County ownership. <b>16.09</b> Conservation Platting – consider options for permanent protection	Staff	CDS Planning

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		of open space/resource tract/lot.		
		<b>16.24.120</b> Required consideration of planned or existing sewage disposal and potable water for any proposed subdivision. <b>16.24.210</b> Required certification on a plat that it meets current conditions of KCC Title 13	Staff	Health
9.	KCC Title 16: Subdivisions	Request to amend KCC Chapter 16.08, Definitions, and 16.09, Cluster Platting and Conservation Platting to permit “Conservation Agriculture Platting.” (File No. CP-14-00002)	Kittitas County Farm Bureau	CDS Planning
10.	KCC Title 17: Zoning	<b>17.12 Zoning Map</b> Revise mapping related to PUDs for any that are determined to be substantially complete. ( <i>see</i> KCC 17.36.090)	Staff	CDS Planning
		<b>17.13 Transfer of Development Rights</b> <ul style="list-style-type: none"> <li>Amend to clarify the process.</li> <li>Amend to clarify no TDR required for downzone or similar zone intensity rezone.</li> </ul>	Staff	CDS Planning
		<b>17.15 Allowed Uses</b> Revise to include the following: <b>Definitions</b> As needed for clarity.	Staff	CDS Planning
		<b>17.15 Allowed Uses Matrices</b> <ul style="list-style-type: none"> <li>Delete fencing footnote for “Retail sales, lumber....”</li> <li>Remove “Public Facilities from tables.”</li> <li>Rock Crushing within Ag zones – add a footnote prohibited, unless on land designated as Mineral Resource.</li> <li>Asphalt/concrete plants as a CU in Commercial Forest zone. Also consider a footnote that would allow temporary batch plants as an ACU in both CF and F&amp;R under asphalt/concrete plants.</li> <li>Urban Lands: Parks and Playgrounds in Urban Residential as a Permitted Use.</li> </ul>	Staff	CDS Planning

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		<p><b>17.15 New Uses</b></p> <ul style="list-style-type: none"> <li>Resource &amp; Recreation related Tourism Uses - revise sections of Title 17 to allow agriculture-recreation related uses such as wineries, tasting rooms, corn mazes, Agricultural Education &amp; Learning Facility / Business etc. in Resource and Rural Working zones.</li> </ul>	Staff	CDS Planning
		<p><b>17.15.050 to 080 Revised Uses</b></p> <ul style="list-style-type: none"> <li>Change matrix to require that all marijuana production &amp; processing activities require approval of conditional use permit within zones that now allow it &amp; they all be conducted within enclosed structures and/or facilities.</li> </ul>	BOCC	CDS Planning
		<p><b>17.72 Signs Ordinance</b></p> <p>Replace sign regulations to enhance clarity &amp; uniform administration. Update will require research of other jurisdictions similar to Kittitas County for improved regulation.</p>	Staff	CDS Planning
11.	Anderson Hay & Grain Rezone	<p><b>Non-Project Rezone</b></p> <p>A non-project rezone of the following parcels: 698633, 708633, 528633, 688633, 538633, &amp; 658633 from Urban Residential to General Industrial. (File No. CP-14-00001)</p>	Anderson Hay and Grain	CDS Planning
12.	Roslyn UGA Expansion	<p><b>Land Use Map and Non-Project Rezone</b></p> <p>Expand Roslyn UGA to include parcels: 041234 and 251234. Change land use from Rural Residential to Urban. Retain Rural 5 zoning.</p>	City of Roslyn	CDS Planning