

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
15-13	KCC Title 17	Housekeeping amendments: a) Definitions, as needed based on Title 14 and 17 amendments b) Amend "structure" to exclude fences at or under 7 feet in height c) Renumber farm stands (should be 17.08.256) d) Allow duplexes in Rural zones e) Allow primitive campgrounds in FR zone f) Allow campgrounds as CUP in CF g) Clarify P <sup>1</sup> /AC <sup>1</sup> /C <sup>1</sup> for utilities on allowed use tables	Kittitas County Staff	CDS - planning	Approve

## Summary

- b) Currently the definition for structure in Kittitas County Code is broad enough that it is interpreted to include fences and Kittitas County routinely issues building permits for fences, however the International Building Code exempts fences that are not over seven (7) feet in height. Originally the proposal was to exclude fences six (6) feet or under but for consistency with the updated International Building Code the proposal is to exclude fences seven (7) feet in height or under. The Shoreline Master Program has its own definition of structure that regulates fences within shoreline jurisdiction. The proposed amendment would exclude fences less than seven feet in height from the definition of structure, therefore fences greater than seven feet in height would still require a building permit consistent with the International Building Code.
- c) A definition for farm stands was included in the 2014 docket amendments but was unintentionally placed out of alphabetical order. The proposed amendment will move the definition of farm stands from 17.08.456 to 17.08.256.
- d) Currently two-family dwelling units (duplexes) are permitted in all Agriculture-5 zones but not in Rural-5 zones. For consistency, the proposed amendment would permit duplexes in both the Agriculture-5 zones and the Rural-5 zones. This is consistent with the purpose and intent as stated in Kittitas County Code for both Agriculture-5 and Rural-5 zones.
- e) The proposed amendment would allow primitive campgrounds in Forest and Range zones. Currently there is no designation or definition for primitive campgrounds in Kittitas County Code. The proposed amendment would also include a definition of primitive campgrounds that protects natural resources by preventing designated campsites, toilets, picnic tables, fire grates, and water tanks and providing conditions on where primitive campgrounds are located.

- f) Currently campgrounds are permitted in Commercial Forest zones; the proposed amendment would allow campgrounds as a conditional use. This amendment would ensure that campgrounds are able to be conditioned to meet setback requirements and other standards adequate to meet public health and safety requirements.
- g) Currently utilities are allowed as a permitted use in all land use zones (except Historic Trailer Courts) with a reference to Chapter 17.61 of Kittitas County Code which regulates Utilities. The proposed amendments would modify the use tables to more accurately reflect the regulations that are described in Chapter 17.61 which includes some instances where utilities or associated facilities would be a conditional use or an administratively conditioned use.

## Draft of Amended Text

### Chapter 17.08 DEFINITIONS\*

#### Sections

17.08.155A Campground, primitive.

17.08.256 Farm stands.

~~17.08.456 Farm stands.~~

17.08.550 Use.

\* Prior history: Ords. 82-Z-2, 79-Z-3, 77-12, 77-1Z, 76-3, 75-9, 73-3, 68-17, 2.

17.08.155A Campground, primitive.

“Campground, primitive” means dispersed camping outside of a designated campground. Dispersed camping means there are no designated campsites, no toilets, no picnic tables, no trash cans, no treated water, and no fire grates. Dispersed camping is not allowed in the vicinity of developed recreation sites such as campgrounds, boat ramps, picnic areas, or trailheads.

17.08.256 Farm Stands.

“Farm stands” means a temporary use which is primarily engaged in the sale of fresh agricultural products, grown on- or off-site, but may include limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of the local harvest season. Enhanced agricultural sales are allowed.

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**17.08.520 Structure.**

"Structure" means that which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner. Fences that are 7 feet or less in height are excluded from this definition. (Res. 83-10, 1983)

**17.15.050 Allowed Uses in Resource Lands.**

**17.15.050.1 Resource Use Table**

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
E. Recreation		
Campground*		<del>P</del> <sup>18</sup> <u>CU</u> <sup>18</sup>
H. Utilities and Public Facilities		
Utilities	P <sup>1</sup> <u>ACU</u> <sup>1</sup> / <u>CU</u> <sup>1</sup>	P <sup>1</sup> <u>ACU</u> <sup>1</sup> / <u>CU</u> <sup>1</sup>

17.15.060

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 <sup>49</sup>	Rural 5 <sup>49</sup>	Ag 20 <sup>49</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
E. Recreation								
Campground*	CU <sup>12</sup>	CU <sup>12</sup>	CU <sup>12</sup>	<del>CU</del> <sup>42</sup> <u>P</u> <sup>12,54</sup> **	CU <sup>13</sup>	CU <sup>12</sup>	CU <sup>12</sup>	
F. Residential								
Dwelling, two-family*	P	<u>P</u>	P <sup>3</sup>	P <sup>34</sup>	P <sup>1</sup>		CU	P
H. Utilities and Public Facilities								
Utilities	<u>P<sup>9</sup>/ACU<sup>9</sup>/CU<sup>9</sup></u>	<u>P<sup>9</sup>/ACU<sup>9</sup>/CU<sup>9</sup></u>	<u>P<sup>10</sup>/ACU<sup>10</sup>/CU<sup>10</sup></u>	<u>P<sup>9</sup>/ACU<sup>9</sup>/CU<sup>9</sup></u>	<u>P<sup>11</sup>/ACU<sup>11</sup>/CU<sup>11</sup></u>	<u>P<sup>9</sup>/ACU<sup>9</sup>/CU<sup>9</sup></u>	<u>P<sup>9</sup>/ACU<sup>9</sup>/CU<sup>9</sup></u>	<u>P<sup>9</sup>/ACU<sup>9</sup>/CU<sup>9</sup></u>

\*\* Publisher's Note: Footnote 37 was erroneously referenced in this section by Ordinance 2013-001

17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

54. Limited to primitive campgrounds.

**17.15.070 Allowed Uses in Rural LAMIRD Lands**

Note to Reader: All allowed uses within Type 3 LAMIRDs, other than manufacturing, outdoor recreation, and natural resource processing will be limited to 30,000 square feet in area, and that impervious surfaces on lots greater than one acre in size are limited to one third (1/3) of the lot

**17.15.070.1 Rural LAMIRD Use Table**

P Permitted	Rural LAMIRD <sup>49</sup> (Type 1 LAMIRDS)										Rural Employment Centers <sup>50,52</sup> (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
E. Recreation														
Campgrounds			CU <sup>21</sup>	CU <sup>21</sup>	CU <sup>21</sup>	CU <sup>21</sup>			CU <sup>24</sup> P <sup>2</sup> 1.57				CU <sup>21</sup>	
F. Residential														
Dwelling, two-family	P	P	<u>P</u>	P	P <sup>25</sup>				P	P				
H. Utilities and Public Facilities														
Utilities	<u>P<sup>33</sup>/A</u> <u>CU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>	<u>P<sup>33</sup>/AC</u> <u>U<sup>33</sup>/CU</u>

**17.15.070.2 Footnotes Associated with Rural LAMIRD Use Table.**

57. Limited to primitive campgrounds.

**17.15.080 Allowed Uses in Urban Lands**

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban												
	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 <sup>21</sup>	CU <sup>21</sup>	CU <sup>21</sup>		CU <sup>21</sup>	CU <sup>21</sup>			CU <sup>21</sup> P <sup>21,48</sup>	
F. Residential													
Dwelling, two-family*	P	P		P	P	P		P <sup>25</sup>				P	P
H. Utilities and Public Facilities													
Utilities	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>		<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>	<u>P<sup>33</sup>/ACU<sup>33</sup>/CU<sup>33</sup></u>

**17.15.80.2 Footnotes Associated with Urban Use Table.**

48. Limited to primitive campgrounds.