

Docket Item No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
19.03	KCC Title 17	Housekeeping Amendments •17.08.067 – amend definition of “Animal Boarding to remove “riding arenas”. Riding arenas have their own use in the uses table and shouldn’t be part of this definition. •17.60A.015(7)(b) – Code references RCW 36.70A.030(15) as GMA definition of “rural character.” The correct reference is RCW 36.70A.030(16) •KCC 17.61.040.2 – Clarify for building permit not CUP permit and update reference to “subsections E and F of this section” to “subsections 4 and 5 of this section” as they were renumbered (SEE ORD 2000-06) •KCC 17.61B- Table 5.3 – Footnote # 3 strike “Zoning Administrator or Board of Adjustment” and replace with “CDS Director”.	Staff	CDS – Planning	Amend the code as proposed.

Community Development Services Department proposes amending KCC 17.08.067 to remove “riding arenas” from the definition of “animal boarding.” Riding arenas are already defined in title 17 and do not belong in the animal boarding definition. Community Development Services also proposes an amendment to title 17.60A.015. This title currently notes the definition of rural character as defined in RCW 36.70A.030(15). The correct citation is RCW 36.70A.030(16). In addition, Community Development Services is proposing an amendment to title 17.61.040.2 to clarify the meaning of the term ‘permit,’ to be associated with “building permit.” This will eliminate confusion as to which permit is being referenced. Also the same code section references subsection “E” and “F.” These subsections were previously changed to “4” and “5.” The title should be updated to reflect the correct “4” and “5” reference. Finally, Community Development Services is proposing a change to title 17.61B- Table 5.3 footnote #3. The code section cites the “the Zoning Administrator or Board of Adjustment.” CDS is proposing striking this and replacing it with the “Director,” in reference to the CDS Director as defined in KCC 17.08.199A. *(No change proposed between August and September 2019 drafts)*

## PC DRAFT – September 2019

### 17.08.067 Animal boarding.

"Animal boarding" means a facility where animals are housed, fed, and cared for, excluding a veterinary clinic, for a period greater than twenty-four (24) hours for commercial purposes. Such uses shall include, but are not limited to, kennels and boarding stables, ~~and riding academies~~ (Ord. 2013-001, 2013; Ord. 2009-25, 2009; Ord. 2007-22, 2007)

### 17.60A.015 Review criteria.

The Director or Board, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:

1. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
2. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that
  - A. The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
  - B. The applicant shall provide such facilities; or
  - C. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
3. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
5. The proposed use will ensure compatibility with existing neighboring land uses.
6. The proposed use is consistent with the intent and character of the zoning district in which it is located.
7. For conditional uses outside of Urban Growth Areas, the proposed use:
  - A. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
  - B. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030 ~~(16)(15)~~);
  - C. Requires only rural government services; and
  - D. Does not compromise the long term viability of designated resource lands. (Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

### 17.61.040 Communication facilities - Administrative review - General requirements.

1. Communication facilities may be authorized by the Community Development Services director as an administrative conditional use in all zoning districts, pursuant to the criteria and

procedures of this chapter and [KCC Title 15A](#) and [KCC 17.60](#). An administrative conditional use permit is not required for the operation of amateur or noncommercial communication equipment as defined by FCC regulations under Part 95D and Part 97 CFR (i.e., citizen band, ham radio).

2. Construction of all improvements shall be completed within one year of the date of [building](#) permit issuance except as provided for in subsections [4 E](#) and [5 F](#) of this section.
3. The property line setback shall be 1.2 times the height of the structure. The lot line setback requirements of this title may be reduced by the Community Development Services director, in order to improve the facilities' reception and/or transmission capabilities or to achieve greater levels of audible or visual screening provided the applicant can provide evidence that it would not be possible for the tower to fall on neighboring properties. Communication facilities shall be designed to blend with existing surroundings; provided, no conflicts exist with existing Federal Communications Commission and the Federal Aviation Administration regulations relating to aircraft safety. This should be achieved through the use of compatible colors and materials, and alternative site placement to allow the use of topography, existing vegetation or other structures to screen the proposed transmission support structure from adjacent lands.
4. The co-location of antennas on both existing and proposed transmission structures is encouraged. Communication antennas shall be permitted outright in all zoning districts provided the following:
  - a. An antenna shall not extend more than six feet horizontally from any structure to which it is attached.
  - b. An antenna shall not extend vertically more than 15 feet above the uppermost portion of the structure to which it is mounted or attached.
5. Modifications to, including the expansion of, existing approved communication facilities shall be outright permitted; provided, there is no increase in the height of the transmission tower. For purposes of this subsection, "transmission tower" means a pole or lattice-work structure specifically designed and intended to support antenna and related communication equipment. ([Ord. 2018-001](#), 2018; Ord. 2007-22, 2007; Ord. 2001-12 (part), 2001; Ord. 2000-06 (part), 2000)

**TABLE 5.3**

<b>LOT SIZE</b>	<b># TOWERS</b>	<b>POLE TYPE</b>	<b>TOTAL HEIGHT<sup>2</sup></b>	<b>SETBACKS<sup>3</sup></b>
INSIDE UGA <sup>1</sup> (minimum 1 acre)	1	MONOPOLE	MAXIMUM 75 FEET	1.2 TIMES HEIGHT
1-3 ACRES OUTSIDE UGA	1	MONOPOLE	MAXIMUM 75 FEET	1.2 TIMES HEIGHT
3-5 ACRES OUTSIDE UGA	1	MONOPOLE, GUYED, LATTICE	MAXIMUM 100	1.2 TIMES HEIGHT
>5 ACRES OUTSIDE UGA	1	MONOPOLE, GUYED, LATTICE	MAXIMUM 120	1.2 TIMES HEIGHT

<sup>1</sup>Rotors shall not exceed 30 feet in diameter in the UGA.

<sup>2</sup>Total Height shall be the distance measured from the grade plane to the tip of the rotor blade when

extended vertical to its highest point.

<sup>3</sup>Each SWES shall be setback from the nearest property line a distance no less than 1.2 times the Total Height, unless appropriate easements are secured from adjacent property, or other acceptable mitigation is approved by the ~~Director Zoning Administrator or Board of Adjustment~~. (Ord. 2010-02, 2010; Ord. 2009-25, 2009)