



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

Proposed Changes to Title 17 - Agricultural Activities Requiring Security

TO: Kittitas County Planning Commission
FROM: Doc Hansen, Planning Official
DATE: February 25, 2014
SUBJECT: Proposed Changes to Title 17 Re: Agricultural Activities Requiring Security

At the direction of the Kittitas County Board of Commissioners (BOCC) staff has drafted proposed changes to Title 17 of the Kittitas County Code; Zoning. The changes are designed to reflect the BOCC policy objectives with regard to Agricultural Activities Requiring Security (AARS). In summary the changes would:

1. Define **agricultural processing requiring security** and **agricultural production requiring security** (AARS for the purposes of this document).
2. **Permit** AARS in the AG-20, Commercial Agriculture, and Forest and Range zones that are licensed by the Washington State Liquor Control Board (WSLCB) on **legal conforming parcels** and require a 100 foot setback from all property lines.
3. Make AARS an **Administrative Conditional Use** in the AG-20, Commercial Agriculture, and Forest and Range zones that are licensed by the Washington State Liquor Control Board (WSLCB) on **legal non-conforming parcels** and require a 100 foot setback from side and rear property lines.
4. Make AARS in the AG-5 zone that are licensed by the Washington State Liquor Control Board (WSLCB) a **Conditional Use** on any size lot.
5. Require a 125% Bond or Assignment of Funds for AARS that are licensed by the Washington State Liquor Control Board (WSLCB) in any Rural or Resource land use designation, to ensure the survival of any landscaping necessary to screen security fencing which is not in keeping with "Rural Character".
6. **Not permit** any AARS in LAMIRDs.
7. Permit AARS in **Urban** land use - **Light Industrial** zones that are licensed by the Washington State Liquor Control Board (WSLCB) provided that **all activities take place within secure, fully enclosed, indoor facility**.
8. Require that all AARS in Kittitas County:
 - a. Meet all criteria and regulations found in WAC 314.55 and RCW 69.50.
 - b. Meet all International Fire Code and International Building Code requirements.
 - c. Agree to an annual fire protection inspection.

Staff places the proposed language before the Planning Commission for your consideration, comments, and recommendation.